

## **DRAFT - Fees and Charges Schedule 2017/18**

## **Appendix A**

DEVELOPMENT MANAGEMENT COMMITTEE	VAT Code	Unit Of Charge	Variable Charge Discretionary (D) Prescribed (P)	<u>Approved</u> 2016/17 Fees & Charges £	<b>DRAFT</b> 2017/18 Fees & Charges £
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<b><u>Planning</u></b> <b>Pre-application Advice:</b> Large Scale Major Development Significant Major Development Small Scale Major Development Minor Development (A) Minor Development (B) Householder Meeting Householder Written Only (N.B the above charges relate to a revised scheme of charging introduced for 2016/17. Accordingly there are no comparative charges for 2015/16).  <b>Printing Charges:</b> <b>A4 Documents including Decision Notes, Completion Certificates and Plans:</b> Up to 14 Copies 15 Copies Further copies <b>A3 Documents including Plans:</b> Up to 7 Copies 8 Copies Further Copies <b>A combination of the above shall be treated on the basis of 10p per copy for A4 and 20p per copy for A3. When the trigger of £1.50 is reached in any combination charging should commence.</b>					
	a	Per Enquiry	D	1,000.00	<b>1,000.00</b>
	a	Per Enquiry	D	750.00	<b>750.00</b>
	a	Per Enquiry	D	500.00	<b>500.00</b>
	a	Per Enquiry	D	350.00	<b>350.00</b>
	a	Per Enquiry	D	250.00	<b>250.00</b>
	a	Per Enquiry	D	100.00	<b>100.00</b>
	a	Per Enquiry	D	50.00	<b>50.00</b>
	N/A	Up to 14 Copies	D	No Charge	<b>No Charge</b>
	a	15 Copies	D	2.00	<b>2.00</b>
	a	Per Copy	D	15p	<b>15p</b>
	N/A	Up to 7 Copies	D	No Charge	<b>No Charge</b>
	a	8 Copies	D	2.00	<b>2.00</b>
	a	Per Copy	D	25p	<b>25p</b>

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<b>A2 Plans:</b>					
1 <sup>st</sup> Copy	a	1 <sup>st</sup> Copy	D	4.30	<b>4.30</b>
Additional Copies	a	Per Additional Copy	D	3.00	<b>3.00</b>
<b>A1 Plans:</b>					
1 <sup>st</sup> Copy	a	1 <sup>st</sup> Copy	D	8.50	<b>8.50</b>
Additional Copies	a	Per Additional Copy	D	5.75	<b>5.75</b>
<b>Publications:</b>					
Fylde Borough Local Plan to 2032 Revised Preferred Option	e	Per document	D	50.00	<b>50.00</b>
Fylde Borough Local Plan As Altered 2005	e	Per document	D	46.00	<b>46.00</b>
Postage	c	Per document		0.50	<b>0.50</b>
Housing Land Availability	e	Per document	D	15.50	<b>15.50</b>
Postage	c	Per document		1.00	<b>1.00</b>
2002 Housing Needs Survey	e	Per document	D	51.00	<b>51.00</b>
Postage	c	Per document		3.00	<b>3.00</b>
Interim Housing Policy	e	Per document	D	-	-
Postage	c	Per document		-	-
House Extending Your Home	e	Per document	D	30.00	<b>30.00</b>
Postage	c	Per document		0.50	<b>0.50</b>
Strategic Housing Land Availability Assessment	e	Per document	D	3.30	<b>3.30</b>
Postage	c	Per document		0.50	<b>0.50</b>

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Land at Wesham Hospital	e	Per document	D	2.20	<b>2.20</b>
Postage	c	Per document		0.50	<b>0.50</b>
Land at Queensway	e	Per document	D	2.20	<b>2.20</b>
Postage	c	Per document		0.50	<b>0.50</b>
Queen Mary School	e	Per document	D	5.50	<b>5.50</b>
Postage	e	Per document		0.50	<b>0.50</b>
Windows Doors and Architectural Joinery	e	Per document	D	5.50	<b>5.50</b>
Postage	c	Per document		0.50	<b>0.50</b>
Wimbourne Stables	e	Per document	D	2.20	<b>2.20</b>
Postage	c	Per document		0.50	<b>0.50</b>
Policy for Shop Front Design Guide	e	Per document	D	3.30	<b>3.30</b>
Postage	c	Per document		0.50	<b>0.50</b>
606 Clifton Drive North (Revised Development Brief)	e	Per document	D	2.20	<b>2.20</b>
Postage	c	Per document		0.50	<b>0.50</b>
Land at Weeton Road, Wesham	e	Per document	D	2.20	<b>2.20</b>
Postage	c	Per document		0.50	<b>0.50</b>
The Conversion of Fylde's Traditional Farm Buildings	e	Per document	D	3.30	<b>3.30</b>
Postage	c	Per document		0.50	<b>0.50</b>
Any document not included in the above list will be charged at the relevant charge per page as set out above					

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<p><b><u>Planning Fees</u></b></p> <p>Planning fees are charged at the national rates which are established and set by the Government.</p> <p><a href="http://www.fylde.gov.uk/assets/files/3475/PlanningAppFees.pdf">http://www.fylde.gov.uk/assets/files/3475/PlanningAppFees.pdf</a></p>					
<p><b><u>Building Control</u></b></p> <p>Standard charge for erection or conversion of dwelling houses up to 300m2 and up to 3 storeys</p>					
1 dwelling	a	Per application	D	690.00	<b>690.00</b>
2 dwellings	a	Per application	D	930.00	<b>930.00</b>
3 dwellings	a	Per application	D	1,170.00	<b>1,170.00</b>
4 dwellings	a	Per application	D	1,410.00	<b>1,410.00</b>
5 dwellings	a	Per application	D	1,650.00	<b>1,650.00</b>
Erection or conversion of 6 or more dwellings or flats	a	Per application	D	Negotiated fee	<b>Negotiated fee</b>
Erection of dwellings or flats where the total floor area exceeds 300m2	a	Per application	D	Negotiated fee	<b>Negotiated fee</b>
<p><b>Standard charges for extensions to existing dwellings</b></p>					
Extension with floor area not exceeding 10m2	a	Per application	D	375.00	<b>375.00</b>
Extension with floor area exceeding 10m2, but not exceeding 40m2	a	Per application	D	475.00	<b>475.00</b>
Extension with floor area exceeding 40m2, but not exceeding 80m2	a	Per application	D	650.00	<b>650.00</b>
Loft conversion up to 40m2 that does not include a dormer window	a	Per application	D	375.00	<b>375.00</b>

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<b>Standard charges for extensions to existing dwellings continued:</b>					
Loft conversion up to 40m2 that includes a dormer window	a	Per application	D	475.00	<b>475.00</b>
Erection or extension of a detached or attached domestic garage not exceeding 40m2	a	Per application	D	275.00	<b>275.00</b>
Erection or extension of a detached or attached domestic garage or carport with floor area exceeding 40m2, but not exceeding 80m2	a	Per application	D	375.00	<b>375.00</b>
Conversion of domestic garage to habitable room	a	Per application	D	325.00	<b>325.00</b>
Notifiable electrical work carried out by a non-competent person (i.e. not Part P registered)	a	Per application	D	250.00	<b>250.00</b>
Reversion work from an approved inspector	a	Per application	D	Negotiated Fee	<b>Negotiated Fee</b>
Building work in relation to more than one building	a	Per application	D	Negotiated Fee	<b>Negotiated Fee</b>
Extension to a dwelling where floor area exceeds 80m2	a	Per application	D	Negotiated Fee	<b>Negotiated Fee</b>
Loft conversion (with or without a dormer) to a dwelling where floor area exceeds 40m2	a	Per application	D	Negotiated Fee	<b>Negotiated Fee</b>
Garage or carport where floor area exceeds 60m2	a	Per application	D	Negotiated Fee	<b>Negotiated Fee</b>
Regularisation of any work which would normally be subject to an individual charge/negotiated fee	e	Per application	D	Minimum 120%	<b>Minimum 120%</b>
<b>Standard charges to other works to dwellings:</b>					
Renovation of a thermal element of a single dwelling or flat	a	Per application	D	150.00	<b>150.00</b>
Renovation of a thermal element to more than one dwelling or flat	a	Per application	D	Negotiated Fee	<b>Negotiated Fee</b>
Replacement windows (multi flat or single dwelling , up to 20 windows)	a	Per application	D	100.00	<b>100.00</b>
Replacement of more than 20 windows	a	Per application	D	Negotiated Fee	<b>Negotiated Fee</b>
Internal alterations (Incl. structural) and installation of fittings other than electrical work	a	Per application	D	Negotiated Fee	<b>Negotiated Fee</b>

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<b>Standard charges to other works to dwellings continued</b>					
Fixed price based on cost of work:					
Up to £5,000	a	Per application	D	200.00	<b>200.00</b>
£5,000 to £10,000	a	Per application	D	300.00	<b>300.00</b>
£10,000 to £20,000	a	Per application	D	400.00	<b>400.00</b>
£20,000 to £30,000	a	Per application	D	500.00	<b>500.00</b>
£30,000 to £40,000	a	Per application	D	600.00	<b>600.00</b>
£41,000 to £100,000	a	Per application	D	72.00 per £10k	<b>72.00 per £10k</b>
£101,000 to £1,000,000	a	Per application	D	48.00 per £10k	<b>48.00 per £10k</b>
<b>Electrical Work</b>					
Electrical work other than a rewire	a	Per application	D	Negotiated fee	<b>Negotiated fee</b>
Rewire of a dwelling including new consumer unit	a	Per application	D	Negotiated fee	<b>Negotiated fee</b>
<b>Standard charges for work to non-domestic buildings:</b>					
<b>Extensions and new buildings (commercial)</b>					
Not Exceeding 10m2 (industrial and storage)	a	Per application	D	300.00	<b>300.00</b>
Not exceeding 10m2 (other use classes)	a	Per application	D	350.00	<b>350.00</b>
Between 10m2 and 40m2 (industrial and storage)	a	Per application	D	400.00	<b>400.00</b>
Between 10m2 and 40m2 (other use classes)	a	Per application	D	500.00	<b>500.00</b>
Exceeding 40m2	a	Per application	D	Negotiated fee	<b>Negotiated fee</b>

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<b>Standard charges for work to non-domestic buildings continued</b>					
<b>All other work and alterations to non-domestic buildings</b>					
Window replacement (up to 20 windows)	a	Per application	D	150.00	<b>150.00</b>
Window replacement (over 20 windows)	a	Per application	D	Negotiated fee	<b>Negotiated fee</b>
Renovation of a thermal element (cost up to £20,000)	a	Per application	D	150.00	<b>150.00</b>
Renovation of a thermal element (cost over £20,000)	a	Per application	D	Negotiated fee	<b>Negotiated fee</b>
Alterations and works not described elsewhere, including structural, shop and office fit-out and installation of controlled fittings. Based on cost of works:					
Up to £5,000	a	Per application	D	250.00	<b>250.00</b>
£5,000 to £10,000	a	Per application	D	300.00	<b>300.00</b>
£10,000 to £20,000	a	Per application	D	360.00	<b>360.00</b>
£20,000 to £30,000	a	Per application	D	450.00	<b>450.00</b>
£30,000 to £40,000	a	Per application	D	600.00	<b>600.00</b>
£41,000 to £100,000	a	Per application	D	72.00 per £10k	<b>72.00 per £10k</b>
£101,000 to £1,000,000	a	Per application	D	48.00 per £10k	<b>48.00 per £10k</b>
<b>Miscellaneous Charges</b>					
Re-open an archive file	a	Per file	D	60.00	<b>60.00</b>
Research and retrieval of manual records (other than for search records)	a	Per file	D	36.00	<b>36.00</b>
Copy Decision Notices and Completion certificates	a	Per Notice	D	20.00	<b>20.00</b>

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<p><b>NOTES:</b></p> <ul style="list-style-type: none"> <li>1) Where a negotiated fee is indicated factors such as design brief, competency, build duration, service level agreement, number of units/dwellings and type of construction are factored in to provide the individual charge.</li> <li>2) Where works are of estimated cost value and are being carried out simultaneously as a standard charge item for extensions to an existing dwelling the fee shall be reduced by 50%.</li> <li>3) Where a person is registered disabled and the proposals are for the benefit of that person the application is exempt from charge.</li> </ul>					

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