

CHARGING FOR PRE-APPLICATION ADVICE

Research of Permitted Development Rights and Planning Histories

This provides confirmation of whether or not permitted development rights have been removed from a dwelling. You may need to know this to confirm if planning permission is required or not.

- Research on Permitted Development Rights: £35
- Research on Planning Histories: £35
- If no research is required there will be no fee but photocopying charges may apply.

All prices are inclusive of VAT

Major Developments

- New residential development of 10 or more new dwellings;
- Change of use of buildings or land where the gross floorspace or site area is 1,000m² or more;
- New non-residential buildings and extensions to non-residential buildings of 1,000m² or more of gross floorspace;
- Mixed use developments where the combined gross floorspace is of 1,000m² or more.
- Other large scale or complex/specialist applications that require significant officer input (to cover cases such as the Langdon Wind Farm which otherwise would fall as a 'minor development' based on these criteria)

Fee

- *£250 or 1% of the appropriate fee under the Application Fees Regulations, whichever is the greater, for written advice only. Additional advice may be required and will be charged at the same rate;*
- *£500 or 1.5% of the appropriate fee under the Application Fees Regulations, whichever is the greater for up to an hour long meeting plus written confirmation, additional meetings may be required and these will be charged at the same rate. The Planning Officer will agree the need for additional meetings and may recommend the involvement of third parties if it is felt necessary (Specialist Advice, Ward Members, Parish Councils etc.);*
- *Where such proposals involve a parallel application relating to a Listed Building, there will be a single charge at the higher rate.*

Minor Developments

- New residential developments of 1 to 9 dwellings;
- Residential conversions involving change of use to more than one dwelling;
- Change of use of buildings or land where the gross floorspace or site area is less than 1,000m²;
- New non-residential buildings and extensions to non-residential buildings from 100m² to 1,000m² of gross floorspace;
- Mixed use developments where the combined gross floorspace is less than 1,000m².
- Proposals affecting Listed Buildings or Conservation Areas;
- Advertisements.

Fee

- £150 for written advice only. Additional advice may be required and will be charged at the same rate;
- £250 for up to an hour long meeting plus written confirmation, additional meetings may be required and these will be charged at the same rate. The Planning Officer will agree the need for additional meetings and may recommend the involvement of third parties if it is felt necessary (Specialist Advice, Ward Members, Parish Councils etc.);
- Where such proposals involve a parallel application relating to a Listed Building, there will be a single charge at the higher rate.

Other Types of Developments

- New buildings and extensions and alterations to non-listed buildings that require permission and are not covered above.
- Works to protected trees

Fee

- £50 for written advice only. Additional advice may be required and will be charged at the same rate;
- £60 for up to an hour long meeting plus written confirmation, additional meetings may be required and these will be charged at the same rate. The Planning Officer will agree the need for additional meetings and may recommend the involvement of third parties if it is felt necessary (Specialist Advice, Ward Members, and Parish Councils etc.);
- Where such proposals involve a parallel application relating to a Listed Building, there will be a single charge at the higher rate.

Please note that there will be no charge for 15 minutes' advice with our Duty Officer on one occasion at our Offices on such matters to District householders. If you wish us to visit your site, the higher charges will apply.