



Information

DOVE
ASSOCIATES

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Planning Costs

Category of development	Fee payable
1. The erection of dwelling houses (other than development within category 6 below)	<p>(a) Where the application is for outline planning permission, £190 for each 0.1 hectare of the site area, subject to a maximum of £4,750;</p> <p>(b) In other cases, £190 for each dwelling house to be created by the development, subject to a maximum of £9,500.</p>
2. The erection of buildings (other than buildings coming within categories 1, 3, 4, 5 or 7)	<p>(a) Where the application is for outline planning permission, £190 for each 0.1 hectare of the site area, subject to a maximum of £4,750;</p> <p>(b) In other cases:-</p> <p>(i) where the area of gross floor space to be created by the development does not exceed 40m², £95;</p> <p>(ii) where the area of gross floor space to be created by the development exceeds 40m² but does not exceed 75m², £190;</p> <p>(iii) where the area of gross floor space to be created by the development exceeds 75m² £190 for each 75m², subject to a maximum of £9,500.</p>
3. The erection, on land used for the purposes of agriculture, of buildings to be used for agricultural purposes (other than buildings coming within category 4).	<p>(a) Where the application is for outline planning permission, £190 for each 0.1 hectare of the site area, subject to a maximum of £4,750;</p> <p>(b) In other cases:-</p> <p>(i) where the area of gross floor space to be created by the development does not exceed 465m², £35;</p> <p>(ii) where the area of gross floor space to be created by the development exceeds 465m², but does not exceed 540m², £190;</p> <p>(iii) where the area of gross floor space to be created by the development exceeds 540m², £190 for the first 540m² and £190 for each 75m² in excess of that figure, subject to a maximum of £9,500.</p>

4. The erection of glasshouses on land used for the purpose of agriculture	<p>(a) Where the area of gross floor space to be created by the development does not exceed 465m², £35;</p> <p>(b) Where the area of gross floor space to be created by the development exceeds 465m², £1,085.</p>
5. The erection, alteration or replacement of plant or machinery	£190 for each 0.1 hectare of the site area, subject to a maximum of £9,500
6. The enlargement, improvement or other alteration of existing dwelling houses	<p>(a) Where the application relates to one dwelling house, £95;</p> <p>(b) Where the application relates to 2 or more dwelling houses, £190.</p>
7. Agricultural/Forestry development: Applications to determine whether prior approval of details is required before buildings and roads are constructed under permitted development rights for agricultural and forestry development.	£35.
8. Winning, working, storage of minerals etc. and waste disposal.	£95 per 0.1 hectare of site area, subject to a maximum of £14,250.
9. Car parks, service roads or other accesses (existing uses only).	£95
10. Engineering or other operations on land.	£95 per 0.1 hectare, subject to a maximum of £950.
11. Variation/removal of a condition and renewal of a temporary permission.	£95.
12. Renewal of un-implemented planning permission which has not yet expired.	£95.
13. Prior determination application for development by telecommunication code.	£95.
14. Certificate of Lawfulness – Existing Use.	Same as for an equivalent planning application.
15. Certificate of Lawfulness – Proposed Use.	Half the fee for an equivalent planning application.
16. Demolition of Buildings.	£35.
17. Hazardous Substances Consent.	Where no one substance exceeds twice the controlled quantity £250. Where a substance exceeds twice the controlled quantity £450.
18. Change of use:	<p>(a) Change of use to or sub-division of dwellings - £190 per additional dwelling created, subject to a maximum of £9,500.</p> <p>(b) Other changes of use, except waste or minerals £190.</p>
19. Advertisements:	<p>(a) Relating to the business on the premises £50.</p> <p>(b) Advance signs, directing public to a business £50.</p> <p>(c) Other advertisements £190.</p>

20. Concessions:

- (a) Extension and alterations to registered disabled person's dwelling to improve their access to or within the dwelling or to provide facilities for their greater safety, health or comfort and for applications to improve access to public buildings. No fee.
- (b) Any application for development which would not have required planning permission were it not for either a direction made under Article 4 of the General Development Order or a condition imposed upon a specific planning permission taking away or limiting the permitted development rights. No fee.
- (c) Application for development within 12 months of a refusal or approval of an earlier application of similar character on the same site for the same applicant. In the case of a withdrawn application the revised application must be made within 12 months of the making of the earlier submission.
NB This exemption can only be claimed once. No fee.
- (d) Alternative applications for one site. Highest of the fees applicable for each alternative and a sum equal to half the rest.