

Pre-application fee schedule

All prices include, where necessary, a site visit and one meeting (usually up to one hour).

Small scale proposals = £35

- Householder extensions and outbuildings
- Adverts/Signs
- Works to domestic listed buildings

Dwellings (new development and conversions of existing buildings)

- 1 - 4 units = £100
- 5 - 9 units = £400
- 10 + units = £750
- 50 + units = £2,500

Changes of use/operational development

Change of use - £100

Business and Commercial development/additional floor-space:

- Extensions and alterations less than 100 sq. m. = £100
- Extensions and alterations 100 - 499 sq. m. = £250
- Extensions and alterations 500 sq. m. – 999sq. m. = £1,000
- Extensions and alterations of 1000 sq. m. or more = £2,500

Major development - £2,500

- Developments of sites 1ha or greater in size
- Developments creating 1000sq. m. of floor-space or more
- Development requiring an EIA

Major pre-application proposals will include up to 3 meetings. Any further meetings required will be charged at an additional £50 per hour or part thereof.

Development proposals which do not fall within the categories listed above will be charged at £200. Please note that where the proposal includes development falling within one or more categories the fee will be charged at the higher fee category.

A refund of 50% of the original pre application fee, up to £1000, may be requested for business related schemes that are implemented as a result of our advice when proof of payment of business rates can be provided.