

Planning • Cynllunio

The information below is a summary of the fee regulations and is intended only as a guide. All applications must be accompanied by the appropriate fee. No decision can be made until the current fee has been paid. These fees are applicable from 1st December 2025.

Category of development		Fee payable	Up to
Domestic			
New Dwellings	a) outline		
	i) where the site area does not exceed 1.2 hectares	£667 per 0.1 hectare	
	ii) where the site area exceeds 1.2 hectares	£8,004 and an additional £154 for each 0.1 hectares (or part thereof) in excess of 1.2 hectares	£203,380
	b) other		
	i) for no more than 25 dwellings	£667 for each dwelling	
	ii) for more than 25 dwellings	£16,675 + £154 for each additional dwellings in excess of 25 dwellings	£406,761
Alteration or extensions to existing dwellings	a) where the application relates to one dwelling	£585	
	b) where the application relates to two or more dwellings	£820	
The carrying out of operations (including the erection of a building) within the curtilage of a dwelling for purposes ancillary to the enjoyment of the dwelling as such or the erection of gates, walls, fences or other means of enclosure along the boundary of an existing dwelling house.		£283	
Change of use of a building	a) from existing dwelling to two or more dwellings		
	i) for use as 50 dwellings or less	£460 for each extra dwelling	£23,000
	ii) for use as more than 50 dwellings	£23,000 and an additional £120 for each dwelling in excess of 50 dwellings	£300,000
	b) other		
	i) for use as 50 dwellings or less	£460 for each extra dwelling	£23,000
	ii) for use as more than 50 dwellings	£23,000 and an additional £120 for each dwelling in excess of 50 dwellings	£300,000
Change of use (other than to dwellings or land to waste disposal)			
Material change of use	a) of a building	£667	
	b) of land	£667	
Erection of Buildings (other than dwellings, agricultural, glasshouses, polytunnels, plant and machinery and within a domestic curtilage)			
a) outline	i) site area does not exceed 2.5 hectares	£667 per 0.1 hectare (or part thereof)	
	ii) site area exceeds 2.5 hectares	£16,675 and an additional £154 for each 0.1 hectares (or part thereof) in excess of 2.5 hectares	£203,380
b) other	i) where the floor area to be created does not exceed 40 sq.metres	£383	
	ii) where floor area is between 40 sq.metres and 75 sq.metres	£667	
	iii) where the floor area exceeds 75 sq.metres	£585 for each 75 square metres (or part thereof)	
			£406,761

Category of development		Fee payable	Up to
Erection of agricultural buildings on agricultural land			
a) outline i) site area does not exceed 2.5 hectares ii) site area exceeds 2.5 hectares b) other i) where the floor area to be created does not exceed 465 sq.metres ii) where floor area is between 465 sq. metres and 540 sq.metres iii) where the floor area exceeds 540 sq.metres		£667 per 0.1 hectare £16,675 and an additional £154 for each 0.1 hectares in excess of 2.5 hectares	£203,380
		£205 £667 £585 for the first 540 sq.metres and £585 for each additional 75 sq.metres or part thereof in excess of 540 sq metres	£406,761
Erection of Glasshouses and Polytunnels on Agricultural Land			
a) where the gross floor area is less than 465sq.m		£205	
b) where the floor area exceeds 465sq.m		£3,313	
Advertisements			
a) display on business premises		£248	
b) advance directional signs		£197	
c) all other advertisements		£667	
Determinations			
Whether the approval of the Council is required for:-	a) agricultural or forestry development	£223	
	b) demolition of a building where no other development is taking place	£223	
	c) installation of a radio mast, radio equipment, housing or public callbox	£667	
Certificate of Lawfulness			
a) S. 191 – Existing use or development (except where the use so specified is use as 25 or fewer dwellings) Existing use or development is more than 25 dwelling houses		Normal planning fee	
		£16,675 + £154 for each additional dwellings in excess of 25 dwellings	£406,761
b) Failure to comply with condition of a planning application		383 per application	
c) S. 192 – Proposed use or development		Half normal planning fee	
Other applications			
Erection, alteration or replacement of plant and machinery	a) where the site area does not exceed 5 hectares	£667 for each 0.1 hectare or part thereof	
	b) where the site area exceeds 5 hectares	£33,350 + £197 for each additional 0.1 hectare (or part thereof) in excess of 7.5 hectares.	£406,761
To carry out any alterations connected with exploratory drilling for oil or natural gas	a) where the site area does not exceed 7.5 hectares	£667 for each 0.1 hectare or part thereof	
	b) where the site area exceeds 7.5 hectares	£50,025 + £197 for each additional 0.1 hectare (or part thereof) in excess of 7.5 hectares.	£406,761
To use or change the use of land for disposal of refuse/waste materials including material remaining after extraction from land or from the storage of minerals in the open.	a) where the site area does not exceed 15 hectares	£374 for each 0.1 hectare or part thereof	
	b) where the site area exceeds 15 hectares	£56,100 + £197 for each additional 0.1 hectare (or part thereof) in excess of 15 hectares	£108,470
The winning and working of minerals	a) where the site area does not exceed 15 hectares	£374 for each 0.1 hectare or part thereof	
	b) where the site area exceeds 15 hectares	£56,100 and an additional £197 for each 0.1 hectares (or part thereof) in excess of 15 hectares	£108,470
Approval of reserved	a) first application for approval of one or	Full fee appropriate to category of	

Category of development		Fee payable	Up to
matters (following the grant of outline permission)	more reserved matters b) each subsequent application for any remaining reserved matters	development £592	
Construction of car parks, service roads or other means of access on land for use in conjunction with an existing use		£383	
Variation or removal of a condition imposed upon a previous planning permission		£383	
Application made within 6 months of the refusal or non-determination of a "household change application" for a non-material amendment (to make a change to a planning permission relating to development of an existing dwellinghouse, or development within its curtilage) for the same development and no other		£260	
Application made within 6 months of the refusal or non-determination of an application for a non-material amendment in any other case for the same development and no other		£141	
Renewal of an unexpired planning permission		£383	
To carry out an operation not coming within any of the above categories		£296 for each 0.1 hectare or part thereof	£406,761
Applications made by or on behalf of a Town/Community Council		Half the normal fee	
Non-profit making Sports/Recreation clubs, societies or organizations for:-			
a) Change of use of land to use as a playing field or;		£475	
b) Other operations to the use of land as playing field		£475	
Planning Condition			
a) Enlargement, improvement or other alteration of existing dwellinghouse		Each application £123	
b) Carrying out of operations within the curtilage of a dwellinghouse for purposes ancillary to the enjoyment of the dwelling		Each application £123	
c) Construction of car parks, service roads and other means of access on land used for a single undertaking where the development is required for a purpose incidental to the existing use of the land		Each application £242	
d) In any other case		Each application £242	
Non –material amendments			
a) Householder application		£123	
b) In any other case		£242	
Exemptions			
<p>Alterations or extension of an existing dwellinghouse or operations within the curtilage of a dwellinghouse to improve the access, safety, comfort or health of a disabled person.</p> <p>Where the proposed work would normally be classed as permitted development and the permitted development rights have been removed by a condition on a previous planning permission.</p> <p>A resubmission of an application within 12 months following refusal or for dismissal of an appeal. There is no concession for granted applications.</p> <p>A resubmission of a withdrawn application if made within 12 months of the date the previous application was received.</p> <p>A resubmission of an application taken to appeal for non-determination if made within 12 months of the expiry of the 8 week period.</p> <p>Applications for listed building or conservation areas consent or for certificates of appropriate alternative development.</p> <p>Consolidation of two or more subsisting minerals permissions</p>			