



PLANNING, HEALTH AND ENVIRONMENT DIVISION

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SUMMARY OF PLANNING APPLICATION FEES FROM 1ST APRIL 2005

CATEGORY OF DEVELOPMENT		FEE PAYABLE	MAXIMUM FEE
Operations			
New dwellings	(a) Where the application is for outline planning permission and <ul style="list-style-type: none"> (i) the site area does not exceed 2.5 hectares (ii) the site area exceeds 2.5 hectares 	£265 for each 0.1 hectare (or part thereof) £6,625 and an additional £80 for each 0.1 hectare in excess of 2.5 hectares	£25,000
	(b) In other cases <ul style="list-style-type: none"> (i) where the number of dwellinghouses to be created by the development is 50 or fewer, (ii) where the number of dwellinghouses to be created by the development exceeds 50 	£265 for each dwelling £13,250 and an additional £80 for each dwellinghouse in excess of 50 dwellinghouses	£50,000
Buildings (other than dwellings, agricultural buildings, plant or glasshouses etc.)	(a) Where the application is for outline planning permission and <ul style="list-style-type: none"> (i) the site area does not exceed 2.5 hectares (ii) the site area exceeds 2.5 hectares 	£265 for each 0.1 hectare (or part thereof) £6,625 and an additional £80 for each 0.1 hectare in excess of 2.5 hectares	£25,000
	(b) In other cases <ul style="list-style-type: none"> (i) where no floor space is to be created by the development (ii) where the area of gross floor space to be created by the development does not exceed 40 square metres (iii) where the area of the gross floor space to be created by the development exceeds 40 square metres, but does not exceed 75 square metres (iv) where the area of the gross floor space to be created by the development exceeds 75 square metres, but does not exceed 3750 square metres (v) where the area of gross floor space to be created by the development exceeds 3750 square metres 	£135 £135 £265 £265 for each 75 sq. m. £13,250 and an additional £80 for each 75 square metres in excess of 3750 square metres	£50,000
	(a) Where the application is for outline planning permission and <ul style="list-style-type: none"> (i) the site area does not exceed 2.5 hectares (ii) the site area exceeds 2.5 hectares 	£265 for each 0.1 hectare (or part thereof) £6,625 and an additional £80 for each additional 0.1 hectare in excess of 2.5 hectares	£25,000
	(b) In other cases <ul style="list-style-type: none"> (i) where the area of gross floor space to be created by the development does not exceed 465 square metres (iii) where the area of gross floor space to be created by the development exceeds 465 square metres but does not exceed 540 square metres 	£50 £265	
	(a) Where the application is for outline planning permission and <ul style="list-style-type: none"> (i) the site area does not exceed 2.5 hectares (ii) the site area exceeds 2.5 hectares 	£265 for each 0.1 hectare (or part thereof) £6,625 and an additional £80 for each additional 0.1 hectare in excess of 2.5 hectares	£25,000
	(b) In other cases <ul style="list-style-type: none"> (i) where the area of gross floor space to be created by the development does not exceed 465 square metres (iii) where the area of gross floor space to be created by the development exceeds 465 square metres but does not exceed 540 square metres 	£50 £265	
Agricultural buildings on agricultural land (other than glasshouses)	(a) Where the application is for outline planning permission and <ul style="list-style-type: none"> (i) the site area does not exceed 2.5 hectares (ii) the site area exceeds 2.5 hectares 	£265 for each 0.1 hectare (or part thereof) £6,625 and an additional £80 for each additional 0.1 hectare in excess of 2.5 hectares	£25,000
	(b) In other cases <ul style="list-style-type: none"> (i) where the area of gross floor space to be created by the development does not exceed 465 square metres (iii) where the area of gross floor space to be created by the development exceeds 465 square metres but does not exceed 540 square metres 	£50 £265	

	(iii) where the area of the gross floor space to be created by the development exceeds 540 square metres but does not exceed 4215 square metres	£265 for the first 540 square metres, and an additional £265 for each 75 square metres in excess of 540 square metres	
	(iv) where the area of gross floor space to be created by the development exceeds 4215 square metres	£13,250 and an additional £80 for each 75 square metres in excess of 4215 square metres	£50,000
Glasshouses on agricultural land	(a) Where the gross floor space to be created by the development does not exceed 465 square metres	£50	
	(b) Where the gross floor space to be created by the development exceeds 465 square metres	£1,495	£1,495
Erection, alteration or replacement of plant or machinery	(a) Where the site area does not exceed 5 hectares	£265 for each 0.1 hectare (or part thereof)	
	(b) Where the site area exceeds 5 hectares	£13,250 and an additional £80 for each 0.1 hectare in excess of 5 hectares	£50,000
Enlargement, improvement or alteration of dwellings for domestic purposes			
(a) in respect of one dwelling		£135	
(b) 2 or more dwellings		£265	
(a) Operations within residential curtilage for domestic purposes (including buildings, gates and fences etc.)		£135	
(b) Car parks, roads and access to serve a single undertaking where associated with existing use		£135	
Operations not within above categories		£135 for each 0.1 hectare (or part thereof)	£1,350
Uses			
Change of use of a building to one or more dwellings			
(a) From single dwelling to two or more dwellings	(i) 50 or fewer dwellings	£265 for each additional dwelling	
	(ii) more than 50 dwellings	£13,250 and an additional £80 for each dwelling in excess of 50 dwellings	£50,000
(b) From other building to one or more dwellings	(i) 50 or fewer dwellings	£265 for each dwelling	
	(ii) more than 50 dwellings	£13,250 and an additional £80 for each dwelling in excess of 50	£50,000
Material change of use on land or building(s) other than above		£265	
Advertisements			
Advertisements on business premises or other land within the business curtilage relating to nature of business, goods sold, services provided, or name of persons undertaking business		£75	
Sign relating to business in the locality but not visible from that site		£75	
All other advertisements		£265	
Other applications			
Certificate of existing use or development		As for a planning application	
Certificate of proposed use or development		50% of planning application	
Prior approval application (including demolition of dwelling houses)		£50	

Renewal of permission - unless the original permission was not implemented and has expired		£135	
Variation or removal of a condition		£135	

Please note that the following applications are County Matters which should be submitted to Worcestershire County Council:

- a) Operations connected with exploratory drilling for oil or gas
- b) Mineral operations
- c) Use for disposal of refuse or waste materials

SUMMARY OF EXEMPTIONS Fees are not payable in the following circumstances:-

(a) Facilities for Disabled Persons

Where the development relates to alterations or extensions to a dwelling house or operations within the curtilage of a dwelling house and the development is for the purpose of providing access or facilities for greater safety, health or comfort of a resident or intended resident who is disabled (i.e. within any of the descriptions to which Section 29 of the National Assistance Act 1948 applies or a child who is disabled for the purposes of the Children Act 1989). This exemption extends to works to improve a disabled access to a public building.

(b) Development otherwise Permitted Development

Applications required by a restrictive condition on a previous planning permission, or because of the effect of an Article 4 Direction, for development which is otherwise permitted by a General Development Order, or for a change of use within the same class specified in the Use Classes Order.

(c) Resubmissions

Resubmission of applications following refusals of permission or withdrawn applications, and the submission of amended proposals following the grant of permission or approval of reserved matters, subject to the following conditions:-

- (i) The application is made within twelve months of the date of the decision or, in the case of a withdrawn application, within twelve months of the date the previous application was submitted
- (ii) The site is the same as, or part of the original site and no other land is included
- (iii) The development is of the same character
- (iv) The applicant is the same
- (v) That the earlier application is one to which no exemption was granted and the relevant fee was paid
- (vi) If the original application was in outline the resubmission is in outline

(d) Listed Buildings and Conservation Areas

Applications for Listed Building Consent or Conservation Area consent

(e) Other Consents and Consultations

- (i) Notifications of proposed development by Government Departments and other Crown bodies
- (ii) Notifications of overhead electric lines
- (iii) Applications for felling licences or to fell trees under a Tree Preservation Order or in a Conservation Area or to remove hedgerows
- (iv) Applications to stop up or divert footpaths
- (v) Commenting on applications or other development which the Authority is not determining
- (vi) Applications for certificates of alternative development

SUMMARY OF REDUCED FEES

1. Use of land for sports fields or other ancillary operations (other than buildings) by non-profit making club or society - fee payable £265.
2. Applications for approval of one or more reserved matters require fees in accordance with the schedule, except where such applications have been previously made and the sum is not less than would be payable in respect of all reserved matters authorised by the outline permission. On subsequent applications for approval of reserved matters by the same applicant the fee payable is £265.

3. Applications by Parish Councils - fee payable is one half the normal rate.
4. Alternative proposals on the same site. Submitted by the same applicant. Highest category at full fee, remainder at half fee (normal fees are required for duplicate applications).
5. Applications straddling district or county boundaries are subject to special rules. Generally one fee is paid to the Authority having the larger site but calculated by the whole scheme, and subject to special ceiling. Applicants in these cases and any other cases of doubt are advised to consult the Local Planning Authority.