

## Fees and Charges 2021/22

## Appendix A

	VAT Code	Unit Of Charge	Variable Charge Discretionary (D) Prescribed (P)	Approved 2020/21 Fees & Charges £	DRAFT 2021/22 Fees & Charges £
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<b><u>PLANNING COMMITTEE</u></b>					
<b><u>Planning</u></b>					
<b>Pre-application Advice:</b>					
Large Scale Major Development	a	Per Enquiry	D	1,000.00	<b>1,000.00</b>
Significant Major Development	a	Per Enquiry	D	750.00	<b>750.00</b>
Small Scale Major Development	a	Per Enquiry	D	500.00	<b>500.00</b>
Minor Development (A)	a	Per Enquiry	D	350.00	<b>350.00</b>
Minor Development (B)	a	Per Enquiry	D	250.00	<b>250.00</b>
Householder Meeting	a	Per Enquiry	D	100.00	<b>100.00</b>
Householder Written Only	a	Per Enquiry	D	50.00	<b>50.00</b>
Custom and Self-Build Register	d	Per Year	D	120.00	<b>120.00</b>
<b>Section 106:</b>					
S106 Monitoring Fee	c	Per trigger	D	-	<b>300.00</b>
<b>Printing Charges:</b>					
<b>A4 Documents including Decision Notes, Completion Certificates and Plans:</b>					
Up to 14 Copies	N/A	Up to 14 Copies	D	No Charge	<b>No Charge</b>
15 Copies	a	15 Copies	D	2.00	<b>2.00</b>
Further copies	a	Per Copy	D	15p	<b>15p</b>
<b>A3 Documents including Plans:</b>					
Up to 7 Copies	N/A	Up to 7 Copies	D	No Charge	<b>No Charge</b>
8 Copies	a	8 Copies	D	2.00	<b>2.00</b>
Further Copies	a	Per Copy	D	25p	<b>25p</b>

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<b>A combination of the above shall be treated on the basis of 10p per copy for the A4 and 20p per copy for the A3. When the trigger of £1.50 is reached in any combination charging should commence.</b>					
<b>A2 Plans:</b>					
1 <sup>st</sup> Copy	a	1 <sup>st</sup> Copy	D	4.30	<b>4.30</b>
Additional Copies	a	Per Additional Copy	D	3.00	<b>3.00</b>
<b>A1 Plans:</b>					
1 <sup>st</sup> Copy	a	1 <sup>st</sup> Copy	D	8.50	<b>8.50</b>
Additional Copies	a	Per Additional Copy	D	5.75	<b>5.75</b>
<b>Publications:</b>					
Adopted Fylde Borough Local Plan to 2032	e	Per document	D	75.00	<b>75.00</b>
Fylde Borough Local Plan to 2032 Revised Preferred Option	e	Per document	D	50.00	<b>50.00</b>
Fylde Borough Local Plan As Altered 2005	e	Per document	D	46.00	<b>46.00</b>
Postage	c	Per document		3.00	<b>3.00</b>
Housing Land Availability	e	Per document	D	15.50	<b>15.50</b>
Postage	c	Per document		1.00	<b>1.00</b>
2002 Housing Needs Survey	e	Per document	D	51.00	<b>51.00</b>
Postage	c	Per document		3.00	<b>3.00</b>
House Extending Your Home	e	Per document	D	30.00	<b>30.00</b>
Postage	c	Per document		0.60	<b>0.60</b>
Strategic Housing Land Availability Assessment	e	Per document	D	3.30	<b>3.30</b>
Postage	c	Per document		0.50	<b>0.50</b>

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Land at Wesham Hospital	e	Per document	D	2.20	<b>2.20</b>
Postage	e	Per document	D	0.50	<b>0.50</b>
Land at Queensway	e	Per document	D	2.20	<b>2.20</b>
Postage	e	Per document	D	0.50	<b>0.50</b>
Queen Mary School	e	Per document	D	5.50	<b>5.50</b>
Postage	e	Per document	D	0.50	<b>0.50</b>
Windows Doors and Architectural Joinery	e	Per document	D	5.50	<b>5.50</b>
Postage	e	Per document	D	0.50	<b>0.50</b>
Wimbourne Stables	e	Per document	D	2.20	<b>2.20</b>
Postage	e	Per document	D	0.50	<b>0.50</b>
Policy for Shop Front Design Guide	e	Per document	D	3.30	<b>3.30</b>
Postage	e	Per document	D	0.50	<b>0.50</b>
606 Clifton Drive North (Revised Development Brief)	e	Per document	D	2.20	<b>2.20</b>
Postage	e	Per document	D	0.50	<b>0.50</b>
Land at Weeton Road, Wesham	e	Per document	D	2.20	<b>2.20</b>
Postage	e	Per document	D	0.50	<b>0.50</b>
The Conversion of Fylde's Traditional Farm Buildings	e	Per document	D	3.30	<b>3.30</b>
Postage	e	Per document	D	0.50	<b>0.50</b>
Any document not included in the above list will be charged at the relevant charge per page as set out above					

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<b>Planning Fees</b>					
Planning fees are charged at the national rates which are established and set by the Government.					
<a href="https://new.fylde.gov.uk/resident/planning/planning-application-fees/">https://new.fylde.gov.uk/resident/planning/planning-application-fees/</a>					
<b>Building Control</b>					
<b>Full Plans</b>					
Standard charge for erection of dwelling houses up to 300m2 and up to 3 storeys					
1 dwelling	a	Per application	D	690.00	<b>690.00</b>
2 dwellings	a	Per application	D	930.00	<b>930.00</b>
3 dwellings	a	Per application	D	1,170.00	<b>1,170.00</b>
4 dwellings	a	Per application	D	1,410.00	<b>1,410.00</b>
5 dwellings	a	Per application	D	1,650.00	<b>1,650.00</b>
Erection or conversion of 6 or more dwellings or flats	a	Per application	D	Negotiated fee	<b>Negotiated fee</b>
Erection of dwellings or flats where the total floor area exceeds 300m2	a	Per application	D	Negotiated fee	<b>Negotiated fee</b>
<b>Standard charges for dwellings formed by conversion</b>					
1 dwelling	a	Per application	D	-	<b>550.00</b>
2 dwellings	a	Per application	D	-	<b>800.00</b>
3 dwellings	a	Per application	D	-	<b>900.00</b>
4 dwellings	a	Per application	D	-	<b>1,100.00</b>

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<b>Standard charges for dwellings formed by conversion continued:</b>					
5 dwellings	a	Per application	D	-	<b>1,400.00</b>
<b>Standard charges for extensions to existing dwellings</b>					
Extension with floor area not exceeding 10m2	a	Per application	D	390.00	<b>390.00</b>
Extension with floor area exceeding 10m2, but not exceeding 40m2	a	Per application	D	500.00	<b>500.00</b>
Extension with floor area exceeding 40m2, but not exceeding 80m2	a	Per application	D	675.00	<b>675.00</b>
Extension with floor area exceeding 80m2, but not exceeding 100m2	a	Per application	D	825.00	<b>825.00</b>
Loft conversion up to 40m2 that does not includes a dormer window	a	Per application	D	390.00	<b>390.00</b>
Loft conversion up to 40m2 that includes a dormer window	a	Per application	D	500.00	<b>500.00</b>
Erection or extension of a detached or attached domestic garage not exceeding 40m2	a	Per application	D	300.00	<b>300.00</b>
Erection or extension of a detached or attached domestic garage or carport with floor area exceeding 40m2, but not exceeding 80m2	a	Per application	D	400.00	<b>400.00</b>
Conversion of domestic garage to habitable room	a	Per application	D	350.00	<b>350.00</b>
Notifiable electrical work carried out by a non-competent person (i.e. not Part P registered)	a	Per dwelling	D	250.00	<b>300.00</b>
Reversion work from an approved inspector	a	Per application	D	Negotiated Fee	<b>Negotiated Fee</b>
Building work in relation to more than one building	a	Per application	D	Negotiated Fee	<b>Negotiated Fee</b>
Extension to a dwelling where floor area exceeds 80m2	a	Per application	D	Negotiated Fee	<b>Negotiated Fee</b>
Loft conversion (with or without a dormer) to a dwelling where floor area exceeds 40m2	a	Per application	D	Negotiated Fee	<b>Negotiated Fee</b>
Garage or carport where floor area exceeds 60m2	a	Per application	D	Negotiated Fee	<b>Negotiated Fee</b>
Regularisation of any work which would normally be subject to a set charge/negotiated fee	e	Per application	D	Minimum 150%	<b>Minimum 150%</b>

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<b>Standard charges to other works to dwellings:</b>					
Renovation of a thermal element of a single dwelling or flat	a	Per application	D	150.00	<b>150.00</b>
Renovation of a thermal element to more than one dwelling or flat	a	Per application	D	Negotiated Fee	<b>Negotiated Fee</b>
Replacement windows (multi flat or single dwelling , up to 10 windows)	a	Per application	D	150.00	<b>150.00</b>
Replacement of more than 10 windows	a	Per application	D	Negotiated Fee	<b>Negotiated Fee</b>
Internal alterations (Incl. structural) and installation of fittings other than electrical work	a	Per application	D	Negotiated Fee	<b>Negotiated Fee</b>
Fixed price based on cost of work:					
Up to £1,000	a	Per application	D	150.00	<b>150.00</b>
£1,000 to £5,000	a	Per application	D	250.00	<b>250.00</b>
£5,000 to £10,000	a	Per application	D	300.00	<b>300.00</b>
£10,000 to £20,000	a	Per application	D	400.00	<b>400.00</b>
£20,000 to £30,000	a	Per application	D	500.00	<b>500.00</b>
£30,000 to £40,000	a	Per application	D	600.00	<b>600.00</b>
£41,000 to £100,000	a	Per application	D	72.00 per £10k	<b>72.00 per £10k</b>
£101,000 to £1,000,000	a	Per application	D	48.00 per £10k	<b>48.00 per £10k</b>
<b>Electrical Work</b>					
Electrical work other than a rewire	a	Per application	D	Negotiated Fee	<b>Negotiated Fee</b>
Rewire of a dwelling including new consumer unit	a	Per application	D	Negotiated Fee	<b>Negotiated Fee</b>

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<b>Standard charges for work to non-domestic buildings:</b>					
<b>Extensions and new buildings (commercial)</b>					
Not Exceeding 10m2 (industrial and storage)	a	Per application	D	350.00	<b>350.00</b>
Not exceeding 10m2 (other use classes)	a	Per application	D	400.00	<b>400.00</b>
Between 10m2 and 40m2 (industrial and storage)	a	Per application	D	450.00	<b>450.00</b>
Between 10m2 and 40m2 (other use classes)	a	Per application	D	550.00	<b>550.00</b>
Exceeding 40m2	a	Per application	D	Negotiated Fee	<b>Negotiated Fee</b>
<b>All other work and alterations to non-domestic buildings</b>					
Window replacement (up to 10 windows)	a	Per application	D	150.00	<b>150.00</b>
Window replacement (over 10 windows)	a	Per application	D	Negotiated fee	<b>Negotiated fee</b>
Renovation of a thermal element (cost up to £20,000)	a	Per application	D	250.00	<b>250.00</b>
Renovation of a thermal element (cost over £20,000)	a	Per application	D	Negotiated fee	<b>Negotiated fee</b>
Alterations and works not described elsewhere, including structural, shop and office fit-out and installation of controlled fittings. Based on cost of works:					
Up to £5,000	a	Per application	D	300.00	<b>300.00</b>
£5,000 to £10,000	a	Per application	D	350.00	<b>350.00</b>
£10,000 to £20,000	a	Per application	D	400.00	<b>400.00</b>
£20,000 to £30,000	a	Per application	D	500.00	<b>500.00</b>
£30,000 to £40,000	a	Per application	D	600.00	<b>600.00</b>
£41,000 to £100,000	a	Per application	D	72.00 per £10k	<b>72.00 per £10k</b>
£101,000 to £1,000,000	a	Per application	D	48.00 per £10k	<b>48.00 per £10k</b>

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<b>Miscellaneous Charges</b>					
Re-open an archive file	a	Per file	D	84.00	<b>84.00</b>
Research and retrieval of manual records (other than for search records)	a	Per file	D	60.00	<b>60.00</b>
Subsequent site inspections on applications previously archived	a	Per inspection	D	60.00	<b>72.00</b>
Copy Decision Notices and Completion certificates and, issue of non-standard data for property sale purposes	a	Per document	D	20.00	<b>25.00</b>
Demolition application to demolish existing property under Section 80 of the Building Act 1984 and issuing of counter notice under Section 81 of the Building Act 1984.	a	Per application	D	150.00	<b>150.00</b>
<b>NOTES:</b>					
1) Where a negotiated fee is indicated factors such as design brief, competency, build duration, service level agreement, number of units/dwellings and type of construction are factored in to provide the individual charge.					
2) Where works are of estimated cost value and are being carried out simultaneously as a standard charge item for extensions to an existing dwelling the fee shall be reduced by 50%					
3) Where the person is registered disabled and the proposals are for the benefit of that person the application is exempt from charge.					
<b>Building Notice</b>					
<b>Standard charge for erection of dwelling houses up to 300m2 and up to 3 storeys</b>					
Building Notice charge is equal to the Full Plans fee plus 10%					
1 dwelling	a	Per application	D	759.00	<b>759.00</b>
2 dwellings	a	Per application	D	1,023.00	<b>1,023.00</b>
3 dwellings	a	Per application	D	1,287.00	<b>1,287.00</b>
4 dwellings	a	Per application	D	1,551.00	<b>1,551.00</b>
5 dwellings	a	Per application	D	1,826.00	<b>1,826.00</b>
Erection or conversion of 6 or more dwellings or flats	a	Per application	D	Negotiated fee	<b>Negotiated fee</b>
Erection of dwellings or flats where the total floor area exceeds 300m2	a	Per application	D	Negotiated fee	<b>Negotiated fee</b>
<b>Standard Charge for dwellings formed by conversion</b>					
1 dwelling	a	Per application	D	-	<b>605.00</b>
2 dwellings	a	Per application	D	-	<b>880.00</b>

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<b>Standard Charge for dwelling formed by conversion continued:</b>					
3 dwellings	a	Per application	D	-	<b>990.00</b>
4 dwellings	a	Per application	D	-	<b>1,210.00</b>
5 dwellings	a	Per application	D	-	<b>1,540.00</b>
<b>Building Notice charges for extensions to existing dwellings</b>					
Extension with floor area not exceeding 10m2	a	Per application	D	429.00	<b>429.00</b>
Extension with floor area exceeding 10m2, but not exceeding 40m2	a	Per application	D	550.00	<b>550.00</b>
Extension with floor area exceeding 40m2, but not exceeding 80m2	a	Per application	D	742.50	<b>742.50</b>
Extension with floor area exceeding 80m2, but not exceeding 100m2	a	Per application	D	907.50	<b>907.50</b>
Loft conversion up to 40m2 that does not includes a dormer window	a	Per application	D	429.00	<b>429.00</b>
Loft conversion up to 40m2 that includes a dormer window	a	Per application	D	550.00	<b>550.00</b>
Erection or extension of a detached or attached domestic garage not exceeding 40m2	a	Per application	D	330.00	<b>330.00</b>
Erection or extension of a detached or attached domestic garage or carport with floor area exceeding 40m2, but not exceeding 80m2	a	Per application	D	440.00	<b>440.00</b>
Conversion of domestic garage to habitable room	a	Per application	D	385.00	<b>385.00</b>
Notifiable electrical work carried out by a non-competent person (i.e. not Part P registered)	a	Per application	D	250.00	<b>250.00</b>
Reversion work from an approved inspector	a	Per application	D	Negotiated Fee	<b>Negotiated Fee</b>
Building work in relation to more than one building	a	Per application	D	Negotiated Fee	<b>Negotiated Fee</b>
Extension to a dwelling where floor area exceeds 80m2	a	Per application	D	Negotiated Fee	<b>Negotiated Fee</b>
Loft conversion (with or without a dormer) to a dwelling where floor area exceeds 40m2	a	Per application	D	Negotiated Fee	<b>Negotiated Fee</b>
Garage or carport where floor area exceeds 60m2	a	Per application	D	Negotiated Fee	<b>Negotiated Fee</b>
<b>Building Notice charges to other works to dwellings:</b>					
Renovation of a thermal element of a single dwelling or flat	a	Per application	D	165.00	<b>165.00</b>

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<b>Building Notices charges to other works to dwellings continued:</b>					
Renovation of a thermal element to more than one dwelling or flat	a	Per application	D	Negotiated Fee	<b>Negotiated Fee</b>
Replacement windows (multi flat or single dwelling , up to 10 windows)	a	Per application	D	165.00	<b>165.00</b>
Replacement of more than 10 windows	a	Per application	D	Negotiated Fee	<b>Negotiated Fee</b>
Internal alterations (Incl. structural) and installation of fittings other than electrical work	a	Per application	D	Negotiated Fee	<b>Negotiated Fee</b>
<b>Fixed price based on cost of work:</b>					
Up to £1,000	a	Per application	D	165.00	<b>165.00</b>
£1,000 to £5,000	a	Per application	D	275.00	<b>275.00</b>
£5,000 to £10,000	a	Per application	D	330.00	<b>330.00</b>
£10,000 to £20,000	a	Per application	D	440.00	<b>440.00</b>
£20,000 to £30,000	a	Per application	D	550.00	<b>550.00</b>
£30,000 to £40,000	a	Per application	D	660.00	<b>660.00</b>
£41,000 to £100,000	a	Per application	D	£80.00 per £10k	<b>£80.00 per £10k</b>
£101,000 to £1,000,000	a	Per application	D	£50.00 per £10k	<b>£50.00 per £10k</b>
<b>Electrical Work</b>					
Electrical work other than a rewire	a	Per application	D	Negotiated fee	<b>Negotiated fee</b>
Rewire of a dwelling including new consumer unit	a	Per application	D	Negotiated fee	<b>Negotiated fee</b>

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