



GUIDE TO PLANNING FEES

The law requires that the Council cannot determine an application unless the relevant fee is paid. The fees for applications will change from time to time as the law changes, however the scale of fees applicable since 06-April-2008 is indicated below. The fee most commonly applicable relates to alterations to a single dwelling house, which is presently £150, [N.B. VAT is not payable].

There are certain exemptions and concessions that are listed below. If you are uncertain how the scale of fees applies to your proposal telephone (01706 924305) or email: development.control@rochdale.gov.uk.

The following information is taken from the Town and Country Planning Act 1990, the Town and Country Planning (Fees for Applications and Deemed Applications) Regulations and Department of the Environment Circular 31/92. The Department of the Environment, Transport and the Regions web site is <http://www.detr.gov.uk/>.

Applications to which fees are payable include –

- applications for planning permission and applications to vary or remove conditions from an existing permission;
- applications for the approval of reserved matters following the grant of outline planning permission;
- applications for the extension of time to implement an existing permission
- applications to make a non material amendment to an existing planning permission
- applications for the minor material amendment of an existing planning permission
- applications for consent to display advertisements;
- deemed applications arising from enforcement notice appeals;
- deemed applications arising from established use certificate appeals or referred (“called-in”) applications;
- applications for certificates of lawfulness of existing or proposed use or development;
- applications made by local planning authorities for the development of any of their own land within their area, or for the development by themselves (whether alone or jointly) of any land in their area; and
- applications for prior approval determinations for permitted development.
- requests for confirmation that a condition or conditions attached to a grant of planning permission has been complied with where the request is made on or after 6th-April-2008

Applications to which fees are not payable –

- applications for listed building consent;
- applications for conservation area consent;
- applications to lop or fell trees subject to tree preservation orders;
- applications for certificates of appropriate alternative development;
- consultation about Crown development under the procedure laid down in Part IV of the Memorandum to Department of the Environment Circular 18/84; or

WANTING TO PAY A PLANNING FEE BY CARD?

To maximise efficiency and support faster validation of your proposal, you can pay by card by phoning 0845 121 7673. The operator will take the card details and payment. A receipt is then provided to the person making the payment. An automatic confirmation will be sent to the Development Management Service.

Exemptions:

▪ **Disabled people:**

Applications for planning permission to alter existing dwellinghouses, or to carry out operations within the curtilage of an existing dwellinghouse, are **exempt from charge** if they are intended to improve access, safety, health, or comfort for a disabled person who is living or intends to live in the house.

Applications for planning permission relating solely to works to provide access for disabled people to a building to which the public are admitted are also **exempt from fees**.

▪ **Permitted development:**

Where an application is required to be made only because the right to carry out development under the General Development Orders has been removed by a condition attached to a planning permission or because a direction under **Article 4** of the Town and Country Planning (General Permitted Development) Order 1995 is in force, the application is **exempt from fees**. Also, no fee is payable for a change of use within a class of the Town and Country Planning (Use Classes) Order 1987 where it is required only because change of use is prohibited by a condition attached to a previous planning permission.

▪ **Revised applications following a refusal, withdrawal or non-determination:**

Where an application has been withdrawn or refused or where an appeal has been dismissed or an appeal has been lodged against non-determination of an application the **same applicant** may submit one further application for the **same character or description** of development on the **same site without paying a fee**.

In the case of an application for approval of reserved matters, the revised application must be related to the same reserved matters. The revised application must be made within 12 months of the decision on the earlier refused application or of the appeal decision or, in the case of withdrawn applications, within **12 months of the lodging of the earlier one**: or, in the case of an appeal against a non-determination, **within 12 months of the expiry** of the 8-week period.

▪ **Revised applications following permission:**

A regulation is included in the 1989 Regulations allowing for the submission of one further application, by the **same applicant**, in respect of a revised proposal following a previous grant of permission or approval of reserved matters, **without paying a fee**. The application must relate to the same site as the previous planning permission and be made within 12 months of the grant of planning permission or the giving of approval.

NOTES:

- Payment can be made by cheque made payable to **Rochdale Metropolitan Borough Council**, or in cash at Customer Services floor 1 Telegraph House Baillie Street Rochdale OL16 9JH. Once a planning application has been registered fees are not refundable, irrespective of the eventual decision of the council.
- Use external measurements when calculating floor areas -
0.1 hectare - 1000sq. - metres- approx. 0.25 acres - to convert to hectares multiply by 0.4047. 40sq.metres - approx. 47.80 sq.yd/430.5 sq. ft. - to convert sq. yards to sq. metres multiply by 0.836. 75 sq. metres - approx. 89.70 sq.yds/807.3 sq. ft - to convert sq. ft to sq. metres multiply by 0.0929.
- Where the amount of fee is to be calculated by reference to the site area (1) the area shall be taken as consisting of the area of land to which the application relates (**this should be edged in red on the accompanying plans**) (2) Where the area is not an exact multiple of the unit of measurement referred to in the scale of charges, the fraction of a unit remaining after division of the total area by the unit of measurement shall be treated as a complete unit.
- **All drawings must be in metric.**

PLANNING FEES

CATEGORY OF DEVELOPMENT

FEE PAYABLE

I. OPERATIONS

1. New Dwellings -

- a) Outline Applications:-
Sites up to 2.5 hectares
Sites over 2.5 hectares

£335 per 0.1 hectare of the site area.
£8285 plus **£100** per 0.1 hectare over
2.5 hectares to maximum of **£125,000**.

- b) Other Applications:-
Sites up to 50 houses
Sites over 50 houses

£335 per dwelling.
£16,565 plus **£100** per dwelling over 50
dwellings up to a maximum of **£250,000**.

2. Buildings (other than dwellings, agricultural buildings, plant or glasshouses etc.) -

- a) Outline Applications:-
Sites up to 2.5 hectares
Sites over 2.5 hectares

£335 per 0.1 hectare of the site area.
£8,285 plus **£100** per 0.1 hectare over
2.5 hectares up to a maximum of
£125,000.

- b) Other Applications:-
No floor area created
Floor area less than 40 sq.m.
Floor area between 40 and 75 sq.m.
Floor area in excess of 75 sq.m.
but less than 3750 sq.m.
Floor area in excess of 3750 sq.m.

£170
£170
£335

£335 for every 75 sq.m.
£16,565, plus £100 for every 75 sq m
over 3750 sq.m. up to a maximum of
£250,000.

3. Agricultural Buildings on agricultural land (other than glasshouses) -

- a) Outline Applications:-
Sites up to 2.5 hectares

Sites over 2.5 hectares

£335 per 0.1 hectare of the site
area.
£8285 plus **£100** per 0.1 hectare over
2.5 hectares up to a maximum of
£125,000.

- b) Other Applications:-
Floor area less than 465 sq.m
Floor area between 465 and 540 sq.m.
Floor area between 540 and 4215 sq.m.

£70
£335
£335 for the first 540 sq.m. and then an
additional **£335** for every 75sq.m.over
540 sq.m.

Floor area over 4215 sq.m.

£16,565 plus **£100** for each 75sq.m over
4215sq.m. up to a maximum of
£250,000.

4. Glasshouses on agricultural land -

Floor area less than 465 sq.m.	£70
Floor area in excess of 465 sq.m.	£1870

5. Erection, alteration or replacement of plant and machinery -

Sites up to 5 hectares	£335 per 0.1 hectare of the site area.
Sites over 5 hectares	£16,565 plus £100 per 0.1 hectare over 5 hectares up to a maximum of £250,000

6. Enlargement, improvement or other alterations to existing dwellinghouses -

One dwelling	£150
Two or more dwellings	£295

7. a) Operations (including the erection of a building) within the curtilage of an existing dwellinghouse, for purposes ancillary to the enjoyment of the dwellinghouse as such, or the erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwellinghouse.

£150

b) The construction of car parks, service roads and other means of access, or means of enclosure on land for the purposes of a single undertaking, where the development is required for a purpose incidental to the existing use of the land.

£170

8. The carrying out of any operations connected with exploratory drilling for oil or natural gas -

Sites up to 7.5 hectares	£335 per 0.1 hectare of the site area.
Sites over 7.5 hectares	£25,000 plus £100 per 0.1 hectare over 7.5 hectares up to a maximum of £250,000 .

9. The carrying out of any operations not coming within any of the above categories -

a) In the case of operations for the winning and working of minerals:-

Sites up to 15 hectares	£170 per 0.1 hectare of the site area.
Sites over 15 hectares	£25,315 plus £100 per 0.1 hectare over 15 hectares up to a maximum of £65,000 .

b) In any other case

£170 per 0.1 hectare up to a maximum of **£1690**

II. USES OF LAND

10. The change of use of a building to one or more separate dwellings -

a) Where change of use is from a previous use as a single dwellinghouse to use as two or more single dwellinghouses:-

Sites up to 50 dwelling units
Sites over 50 dwelling units

£335 for each additional dwellinghouse.
£16,565 plus **£100** for each additional dwellinghouse over 50 up to a maximum of **£250,000**.

b) In all other cases:-

Sites up to 50 dwelling units
Sites over 50 dwelling units

£335 for each dwellinghouse.
£16,565 plus **£100** for each additional dwellinghouse over 50 up to a maximum of **£250,000**.

11. The use of land for the disposal of refuse or waste materials or for the deposit of material remaining after minerals have been extracted from land:-

Sites up to 15 hectares
Sites over 15 hectares

£170 per 0.1 hectare of the site area.
£25,315 plus **£100** per 0.1 hectare over 15 hectares up to a maximum of **£65,000**

12. Material Change of Use in land or buildings (other than a material change of use coming within categories 10 and 11 above)

£335

III. OTHER TYPES

Variation or removal of a condition (this includes applications for minor material amendments)

£170

Certificate of Lawful Use -

a) of an existing use or development not supported by an established use certificate

As for planning application

b) of an existing use or development supported by an established use certificate

50% of planning application

c) of a proposed use or development

50% of planning application

Prior Approval Applications -

a) Agriculture/forestry building

£70

b) Demolition of dwellings (where no development is taking place)

£70

c) Installation of a radio mast, antennae over 4m above roof of building, radio equipment, housing or public callbox

£335

IV. ADVERTISEMENTS

1. Advertisements displayed

a) 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. **£95**

b) Signs relating to business in the locality but not visible from that site. **£95**

2. All other advertisements **£335**

V. FEES FOR CONFIRMATION OF COMPLIANCE WITH CONDITION ATTACHED TO PLANNING PERMISSION

1. Where the request relates to permission concerning: **£25 for each request**

a) the enlargement, improvement or other alteration of existing dwellinghouses;

b) or the carrying out of operations [including the erection of a building] within the curtilage of an existing dwellinghouse, for purposes ancillary to the enjoyment of the dwellinghouse as such, or the erection or construction of gates, fences, walls or other means of enclosure along the boundary of the curtilage of the existing dwellinghouse.

2. Where the request relates to permission concerning any other category referred in the table above. **£85 for each request**

VI. APPLICATIONS FOR THE EXTENSION OF TIME PERIOD FOR THE IMPLEMENTATION OF AN EXISTING PLANNING PERMISSION

If the application is a householder application. **£50**

If the application is an application for major development. **£500**

In any other case **£170**

NOTE Only one application for the extension of time for the implementation of an existing planning permission can be made.

VII. FEES FOR APPLICATION FOR A NON-MATERIAL AMENDMENT FOLLOWING A GRANT OF PLANNING PERMISSION

If the application is a householder application **£25**

In any other case **£170**

NOTE An application to make an amendment to an existing planning permission can only be made where the planning permission remains valid and no works to implement the approved development have commenced.