

Guide to planning fees effective 06/04/08

The Council cannot begin to deal with your application unless the appropriate fee accompanies it. This is a simplified guide and not all fees are shown. If in doubt please refer to the Regulations available via our website (www.boroughofpoole.com/planning) or by telephoning us on (01202) 633321



1 Building or Engineering Operations

Enlargement, improvement or other alteration to an existing dwelling.

£150 for alterations to one dwelling

£295 for alterations to two or more dwellings

£150 for ancillary operations within the curtilage of an existing dwelling i.e. the construction or erection of gates, walls, fences, sheds, vehicular access etc

New residential buildings

£335 per dwelling erected (50 or fewer dwellings)

Where development exceeds 50 dwellings **£16,565** plus

£100 for each dwelling in excess of 50 subject to a maximum of **£250,000**

Non-residential buildings

£170 where no new floor area is created e.g. shop fronts

£170 where less than 40 sq.m of gross floor space is created

£335 where between 40 and 75 sq.m of gross floor space is created

Where the area of gross floor space exceeds 75 sq.m,

£335 for each additional 75 sq.m or part thereof up to 3750 sq.m

Where the area of gross floor space exceeds 3750 sq.m

£16,565 plus **£100** for each additional 75 sq.m or part thereof in excess of 3750 sq.m (maximum **£250,000**)

Erection, alteration or replacement of plant and machinery

£335 per 1,000 sq.m (0.1 hectares) of site area up to 5 hectares

Where the site area exceeds 5 hectares, **£16,565** plus

£100 for each 0.1 hectare (or part thereof) in excess of 5 hectares (maximum **£250,000**)

Outline Applications

£335 per 1000 sq.m (0.1 hectare) of site area (or part thereof) where the site area does not exceed 2.5 hectares

Where the site area exceeds 2.5 hectares, **£8,285** plus

£100 for each 0.1 hectares in excess of 2.5 hectares (maximum **£125,000**)

Reserved Matters Applications

Fee is the same as for an application for Full Permission for the type and scale of development proposed in the outline application regardless of how many reserved matters are submitted at the same time for approval

Construction of car parks, service roads or other access where the development is required for a purpose incidental to the existing use of the land **£170**

2 Uses

£335 for change of use for non-residential purposes

Conversion of residential building into separate dwellings (e.g. converting a house into flats)

£335 per extra dwelling, where development is under 50 dwellings

£16,565 plus **£100** for each additional dwelling in excess of the first 50 where development is over 50 dwellings (maximum **£250,000**)

Conversion of a non-residential building into separate dwellings

£335 per dwelling, where development is under 50 dwellings

£16,565, plus **£100** for each dwelling in excess of the first fifty, where development is over 50 dwellings (maximum **£250,000**)

3 Agricultural Buildings

The erection, on land used for the purposes of agriculture, of buildings to be used for agricultural purposes

Outline Applications

£335 for each 0.1 hectare of site area, where the site area does not exceed 2.5 hectares

£8,285, and a further **£100** for each 0.1 hectare, where site area exceeds 2.5 hectares (maximum **£125,000**)

Other Cases

£70 where area of gross floor space does not exceed 465 sq.m

£335 where area of gross floor space exceeds 465 sq.m but does not exceed 540 sq.m.

Where the gross floor space exceeds 540 sq.m but does not exceed 4215 sq.m, **£335** for the first 540 sq.m and a further **£335** for each 75 sq.m (or part thereof) in excess of 540 sq.m.

Where the gross floor space exceeds 4215 sq.m **£16,565** and a further **£100** for each 75 sq.m (or part thereof) in excess of 4215 sq.m (maximum **£250,000**)

Building Incidental to Agricultural Use (Glasshouses)

£170 where gross floor space does not exceed 465 sq.m

£1870 where gross floor space exceeds 465 sq.m

4 Lawful Development Certificates

Certificate of lawfulness of existing use or development (CLEUD) Section 191 Application

The fee is the same as for an equivalent planning application for the use or development, except where the application is for use as separate dwellings, in which case the fee is £335 per dwelling for up to 50 dwellings or where the use is for more than 50 dwellings, £16,565 and an additional £100 for each dwelling in excess of 50 (maximum £250,000)

Certificate of lawfulness of proposed use or development (CLOPUD) Section 192 Application

The fee is half the amount of the equivalent planning application.

5 Prior Approval

Schedule 2 of the Town & Country Planning (General Permitted Development) Order 1995

£70 for application for prior approval under Part 6 (Agricultural), Part 7 (Forestry) or Part 31 (Demolition)

£335 for application for prior approval under Part 24 (Electronic Communications Code Operators)

6 Advertisement Consent

£95 Advertisement relating to a business carried out on the premises

£95 Advance signs directing the public to a business which cannot be seen from the site of the advertisement

£335 All other advertisements e.g. hoardings

7 Satellite Dishes

£150 Domestic

£335 Non-domestic

8 Conditions

£170 To vary a condition on an existing Planning Permission (other than an extension to the duration of a Planning Permission, when a fresh application is required), or, if within 12 months of a permission, refer to the Free Go note

£25 Discharge or compliance with a condition(s) attached to a grant of planning permission for a householder* application.

*Householder developments are defined as those within the curtilage of a house which require an application for planning permission and are not a change of use. **Included** in householder developments are extensions, conservatories, loft conversions, dormer windows, alterations, garages, car ports or outbuildings, swimming pools, walls, fences, domestic vehicular accesses including footway crossovers, porches and satellite dishes.

£85 Discharge or compliance with a condition(s) attached to an application other than a householder application as detailed above

9 Exemptions/Concessions

Alternative Proposal for the Same Site

The fee should be calculated separately for each proposal and then the highest fee, together with half the fee for each alternative proposal added to arrive at the total fee

Cross Authority Boundary Developments

The application and fee should be forwarded to the Authority that covers the largest part of the site. The fee is either the total of each part of the site (calculated separately) or 150% of the fee for the whole site, whichever is smaller

People with Disabilities

A No fee is payable where the proposal is to alter or extend an existing dwelling for the benefit of a disabled person living or intending to live there, or for works in the curtilage of an existing dwelling e.g. access

B No fee is payable where the proposal solely relates to works to provide a means of access for disabled people to a building to which the public are admitted

C There is no fee exemption for an application to construct a new dwelling for someone with a disability

Permitted Development

No fee is payable for applications required because of the removal of Permitted Development rights by a planning condition or by an Article 4 Direction

Listed Building Consent

No fee payable

Conservation Area Consent

No fee payable

Works to trees subject to a Tree Preservation Order

No fee payable

Playing Fields

A flat rate of **£335** for applications by non-profit making clubs or other non-profit making sporting or recreational organisations, relating to playing fields for their own use. This does not cover applications to erect buildings. Golf courses, golf driving ranges and enclosed courts are not covered by this concession.

Free Go

Application of the same character as a previous application submitted by the same applicant on the same (or part of the same) site either within 12 months of a permission or a refusal, or, where an application was withdrawn, within 12 months of the date of the making of the earlier one.

10 Notes

Floor space is taken to be the gross amount (all storeys including basements and garaging) to be created by the development. This is an external measurement, including the thickness of internal and external walls.