



Peyto Law

Planning Fee Increases

Draft Regulations have been laid before Parliament to increase fees payable for planning applications.

The draft **Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations 2008** will increase the level of fees payable to local planning authorities in England for planning applications, deemed planning applications, and applications for consent to display advertisements, made on or after **6 April 2008**.

The Regulations also create a new fee for a Request for confirmation of compliance with conditions and remove the obsolete fee for an application to renew a planning permission.

As the draft Regulations have been made under section 303 of the Town and Country Planning Act 1990, the only change of seeking a review of the level of fees would be if a Member of Parliament tabled an Early Day Motion.

Fee Increases

With the exception of applications for alterations to dwellings or their curtilage, it is proposed to raise application fees by 25%. Thus, an outline proposal to build a factory or shop would go up from £265 to £335 for each 0.1 hectares of the site. A full application for the erection of up to 50 houses will cost £335 per house.

For householder applications the increase proposed is 11%. In other words, applications for extensions or the erection of curtilage buildings will increase from £135 to £150.

The Regulations also introduce a much larger increase for the maximum fees stipulated in certain Fee Categories. Thus for example, the maximum fee for an application for residential development of over 50 houses will be £250,000 and for agricultural development on sites over 2.5 hectares, the maximum fee will be £125,000.

Applications for advertisement consent rise from to £95 where the advertisement is with the curtilage of the business premises and relates to the business carried on from those premises.

Applications for certificates of lawfulness also rise and will range from £170 to £335 depending upon the nature of the certificate sought and fees for prior approvals under the General Permitted Development Order (GPDO) increase to £70 or £335 depending on the Part of the GPDO under which the prior approval is sought.

New Fees

If you want to ask a local planning authority for written confirmation of compliance with a condition or conditions attached to a grant of planning permission, then you will now have to pay a fee to do so. For householder applications the fee will be £25 per request. For other development the fee will be £85 per request.

Further Information

For further information on this topic or any local government law related matter please contact:

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This briefing note is intended merely to provide a summary of the law in this area and is not a comprehensive guide. It is not intended to provide legal advice for specific cases.