



PLANNING APPLICATION FEES

The Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations 2008

General advice about planning fees can be obtained from the Council's website at www.dover.gov.uk/planning or the Planning Section at White Cliffs Business Park, Dover, Kent CT16 3PJ, Telephone (1304) 821199, Fax (01304) 872351.

This summary is intended for the guidance of applicants. It is not meant to be an exact or legal interpretation. The above Regulations and appropriate Circulars should be consulted for further information, in particular concerning whether you may be exempt from a fee.

If, at the same time, you are depositing an application under the Building Regulations a combined cheque may be submitted. All cheques should be made payable to "Dover District Council" and crossed. Fees required by the Planning Regulations are not subject to VAT.

SCALE OF FEES

OPERATIONS

- The erection of dwelling houses (other than development within category 6).
 - (a) Outline applications

Where the site area does not exceed 2.5 hectares, £335 for each 0.1 hectare, or part thereof, of the site area.

Where the site area exceeds 2.5 hectare, £8,285+ £100 per additional 0.1 hectare or part thereof, subject to a maximum in total of £125,000.
 - (b) In other cases

Where the number of new dwelling houses is 50 or fewer, £335 for each dwelling house.

Where the number of new dwelling houses exceeds 50, £16,565+ £100 per dwelling house in excess of 50 dwelling houses, subject to a maximum in total of £250,000.

- The erection of buildings (other than buildings coming within categories 1, 3, 4, 5 or 7).
 - (a) Outline Applications

Where the site area does not exceed 2.5 hectares, £335 for each 0.1 hectare, or part thereof, of the site area.

Where the site area exceeds 2.5 hectares, £8,285 + £100 per additional 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £125,000.
 - (b) In other cases
 - (i) where no floor space is to be created by the development, £170.
 - (ii) where the area of gross floor space to be created by the development does not exceed 40 sq metres, £170.
 - (iii) where the area of gross floor space to be created by the development exceeds 40 sq metres but does not exceed 75 sq metres, £335.
 - (iv) where the area of gross floor space to be created by the development exceeds 75 sq metres, but does not exceed 3750 sq metres, £335 for each 75 sq metres or part thereof.

- (v) Where the area of gross floor space to be created by the development exceeds 3,750 sq metres, £16,565 + £100 for each 75 sq metres in excess of 3,750 sq metres, subject to a maximum in total of £250,000.
- The erection, on land used for the purposes of agriculture, of buildings to be used for agricultural purposes (other than buildings coming within category 4).
 - (a) Outline applications

Where the site area does not exceed 2.5 hectares, £335 for each 0.1 hectare, or part thereof, of the site area.

When the site area exceeds 2.5 hectares, £8,285 + £100 per additional 0.1 hectare or part therefore, subject to a maximum of £125,000.
 - (b) In other cases
 - (i) where the area of gross floor space to be created by the development does not exceed 465 sq metres, £70.
 - (ii) where the area of gross floor space to be created by the development exceeds 465 sq metres but does not exceed 540 sq metres, £335.
 - (iii) where the area of gross floor space to be created by the development exceeds 540 sq metres, but does not exceed 4215 sq metres, £335 for the first 540 sq metres + £335 for each 75 sq metres, or part thereof, in excess of 540 sq metres.
 - (iv) Where the area of gross floor space to be created by the development exceeds 4,215 sq metres, £16,565 + £100 per 75 sq metres in excess of 4,215 sq metres, subject to a maximum in total of £250,000.
- The erection of glasshouses on land used for the purposes of agriculture.
 - (a) Where the gross floor space to be created by the development does not exceed 465 sq metres, £70.
 - (b) Where the gross floor space to be created by the development exceeds 465 sq. metres, £1,870.
- The erection, alteration or replacement of plant or machinery.

Where the site area does not exceed 5 hectares, £335 per 0.1 hectare, or part thereof, of the site area.

Where the site area exceeds 5 hectares, £16,565 + £100 per 0.1 hectare in excess of 5 hectares, subject to a maximum in total of £250,000.
- The enlargement, improvement or other alteration of existing dwelling houses.
 - (a) Where the application relates to one dwelling house, £150.
 - (b) Where the application relates to two or more dwelling houses, £295.
- (a) The carrying out of operations (including the erection of a building) within the curtilage of an existing dwelling house, for purposes ancillary to the enjoyment of the dwelling house 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 house.

£150

- (b) The construction of car parks, service roads and other means of access on land used for the purpose of a single undertaking, where the development is required for a purpose incidental to the existing use of the land. £170
- The carrying out of any operations connected with exploratory drilling for oil or natural gas.
 - (a) Where the site area does not exceed 7.5 hectares, £335 per 0.1 hectare of the site area.
 - (b) Where the site area exceeds 7.5 hectares, £25,000 + £100 per 0.1 hectare in excess of 7.5 hectares, subject to a maximum in total of £250,000.
- The carrying out of any operations not coming within any of the above categories.
 - In the case of operations for the winning and working of minerals:
 - (a) Where the site does not exceed 15 hectares, £170 per 0.1 hectare, or part thereof, of the site area.
 - (b) Where the site exceeds 15 hectares, £25,315 + £100 per 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £65,000.
 - In any other case, £170 per 0.1 hectare of the site area, subject to a maximum of £250,000.

USES OF LAND

- The change of use of a building to use as one or more separate dwelling houses.
 - (a) Where the change is from a previous use as a single dwelling house:
 - (i) Where the change of use is to 50 or fewer dwelling houses, £335 for each additional dwelling house;
 - (ii) Where the change of use is to more than 50 dwelling houses £16,565 + £100 for each dwelling house in excess of 50 dwelling houses, subject to a maximum in total of £250,000
 - (b) In all other cases
 - (i) Where the change of use is to 50 or fewer dwelling houses, £335 for each dwelling house;
 - (ii) Where the change of use is to more than 50 dwelling houses £16,565 + £100 for each dwelling house in excess of 50 dwelling houses, subject to a total of £250,000.
- 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 the land; or the use of land for the storage of minerals in the open.
 - (a) Where the site does not exceed 15 hectares, £170 for each 0.1 hectare, or part thereof, of the site area;
 - (b) Where the site area exceeds 15 hectares £25,315 + £100 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £65,000
- The making of a material change in the use of a building or land (other than a material change of use coming within any of the above categories). £335

ADVERTISEMENTS

- Advertisements displayed on business premises, on the forecourt of business premises or on other land within the curtilage of business premises, wholly with reference to all or any of the following matters:- £95
 - (a) the nature of the business or other activity carried on the premises.
 - (b) the goods sold or the services provided on the premises;
 - (c) the name and qualifications of the person carrying on such business or activity or supplying such goods or services.
- Advertisements for the purpose of directing members of the public to, or otherwise drawing attention to the existence of, business premises which are in the same locality as the site on which the advertisement is to be displayed but which are not visible from that site. £95
- All other advertisements. £335

AGRICULTURAL BUILDINGS

- Determination as to whether prior approval is required. £70

TELECOMMUNICATIONS

- Determination as to whether prior approval is required. £335

DEMOLITION

- Prior notification £70

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

- Certificate to establish the lawfulness of an existing land-use or of development already carried out. The fee would be the same as applying for a new permission for that use or operation.
- Certificate to establish that it was lawful not to comply with a particular condition or other limitation imposed on a planning permission. £170
- Certificate to state that some future development would be lawful. The fee would be half what it would be necessary to pay if one were applying for planning permission to carry out whatever form of development is the subject of the certificate.

CONDITIONS

- Application for discharge of details reserved by condition on a planning permission
 - (a) Development either involving the extension or alteration of a dwelling or within the curtilage of a dwelling, £25 per request.
 - (b) All other development, £85 per request.

- Request for confirmation that conditions have been discharged
 - (a) Development either involving the extension or alteration of a dwelling or within the curtilage of a dwelling, £25 per request.
 - (b) All other development, £85 per request.