

# The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2017

Please note that as of 17<sup>th</sup> January 2018, planning fees in England will increase by 20 per cent, as a result of Government changes. The full changes to planning fees can be seen by clicking on the following link:

[Fee levels 2018](#)

The Isle of Wight Local Planning Authority will continue to accept existing fees for valid applications until 17.00 hours on 16<sup>th</sup> January. For applications that are not valid, the appropriate fee will apply on the date of validation.

The most regularly applied fees will be as follows:

- Extensions and alterations to dwellings will change from £172 to £206 (unless for two or more dwellings)
- The erection of a dwellinghouse will change from £385 to £462
- The change of use of land will change from £385 to £462

The list below sets out the main changes to fees for operational development and uses of land. The existing fees are shown in black, the increased fees shown in red brackets:

Category of development	Fee payable
<i>i Operations</i>	
1. The erection of dwellinghouses (other than development in category 6).	(1) Where the application is for outline planning permission and— (a) the site area does not exceed 2.5 hectares, £385 ( <del>£462</del> ) for each 0.1 hectare of the site area; (b) the site area exceeds 2.5 hectares, £9,527 ( <del>£11,432</del> ); and an additional £115 ( <del>£138</del> ) for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £125,000; ( <del>£150,000</del> ) (2) in other cases— (a) where the number of dwellinghouses to be created by the development is 50 or fewer, £385 ( <del>£462</del> ) for each dwellinghouse; (b) where the number of dwellinghouses to be created by the development exceeds 50, £19,049; ( <del>£22,859</del> ) and an additional £115 ( <del>£138</del> ) for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of

	£250,000. ( <del>£300,000</del> )
<p><b>2.</b> The erection of buildings (other than buildings in categories 1, 3, 4, 5 or 7).</p>	<p>(1) Where the application is for outline planning permission and—</p> <p>(a) the site area does not exceed 2.5 hectares, £385 (<del>£462</del>) for each 0.1 hectare of the site area;</p> <p>(b) the site area exceeds 2.5 hectares, £9,527 (<del>£11,432</del>); and an additional £115 (<del>£138</del>) for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £125,000; (<del>£150,000</del>)</p> <p>(2) in other cases—</p> <p>(a) where no floor space is to be created by the development, £195; (<del>£234</del>)</p> <p>(b) where the area of gross floor space to be created by the development does not exceed 40 square metres, £195; (<del>£234</del>)</p> <p>(c) where the area of the gross floor space to be created by the development exceeds 40 square metres, but does not exceed 75 square metres, £385; (<del>£462</del>)</p> <p>(d) where the area of the gross floor space to be created by the development exceeds 75 square metres, but does not exceed 3750 square metres, £385 (<del>£462</del>) for each 75 square metres of that area;</p> <p>(e) where the area of gross floor space to be created by the development exceeds 3750 square metres, £19,049; (<del>£22,859</del>) and an additional £115 (<del>£138</del>) for each 75 square metres in excess of 3750 square metres, subject to a maximum in total of £250,000. (<del>£300,000</del>)</p>
<p><b>3.</b> The erection, on land used for the purposes of agriculture, of buildings to be used for agricultural purposes (other than buildings in category 4).</p>	<p>(1) where the application is for outline planning permission and—</p> <p>(a) the site area does not exceed 2.5 hectares, £385 (<del>£462</del>) each 0.1 hectare of the site area;</p> <p>(b) the site area exceeds 2.5 hectares, £9,527; (<del>£11,432</del>) and an additional £115 (<del>£138</del>) for each additional hectare in excess of 2.5 hectares,</p>

	<p>subject to a maximum in total of £125,000; (£150,000)</p> <p>(2) in other cases—</p> <p>(a) where the area of gross floor space to be created by the development does not exceed 465 square metres, £80; (£96)</p> <p>(b) where the area of gross floor space to be created by the development exceeds 465 square metres but does not exceed 540 square metres, £385; (£462)</p> <p>(c) where the area of the gross floor space to be created by the development exceeds 540 square metres but does not exceed 4215 square metres, £385 (£462) for the first 540 square metres, and an additional £385 (£462) for each 75 square metres in excess of 540 square metres; and</p> <p>(d) where the area of gross floor space to be created by the development exceeds 4215 square metres, £19,049; (£22,859) and an additional £115 (£138) for each 75 square metres in excess of 4215 square metres, subject to a maximum in total of £250,000. (£300,000)</p>
<p>4. The erection of glasshouses on land used for the purposes of agriculture.</p>	<p>(1) Where the area of gross floor space to be created by the development does not exceed 465 square metres, £80; (£96)</p> <p>(2) where the area of gross floor space to be created by the development exceeds 465 square metres, £2,150. (£2,580)</p>
<p>5. The erection, alteration or replacement of plant or machinery.</p>	<p>(1) Where the site area does not exceed 5 hectares, £385 (£462) for each 0.1 hectare of the site area;</p> <p>(2) where the site area exceeds 5 hectares, £19,049; (£22,859) and an additional £115 (£138) for each 0.1 hectare in excess of 5 hectares, subject to a maximum in total of £250,000. (£300,000)</p>

<p><b>6.</b> The enlargement, improvement or other alteration of existing dwellinghouses.</p>	<p>(1) Where the application relates to one dwellinghouse, £172; (£206)  (2) where the application relates to two or more dwellinghouses, £339. (£407)</p>
<p><b>7.</b> 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 a boundary of the curtilage of an existing dwellinghouse.</p>	<p>£172 (£206)</p>
<p><b>8.</b> The construction of car parks, service roads and other means of access on land used for the purposes of a single undertaking, where the development is required for a purpose incidental to the existing use of the land.</p>	<p>£195 (£234)</p>
<p><b>9.</b> The carrying out of any operations connected with exploratory drilling for oil or natural gas.</p>	<p>(1) Where the site area does not exceed 7.5 hectares, £423 (£508) for each 0.1 hectare of the site area;  (2) where the site area exceeds 7.5 hectares, £31,725; (£38,070) and an additional £126 (£151) for each 0.1 hectare in excess of 7.5 hectares, subject to a maximum in total of £250,000.   (£300,000)</p>
<p><b>10.</b> The carrying out of any operations not coming within any of the above categories.</p>	<p>(1) In the case of operations for the winning and working of minerals—  (a) where the site area does not exceed 15 hectares, £195 (£234) for each 0.1 hectare of the site area;  (b) where the site area exceeds 15 hectares, £29,112; (£34,934) and an additional £115 (£138) for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £65,000;   (£78,000)  (2) in any other case, £195 (£234) for each 0.1 hectare of the site area, subject to a maximum in total of £1,690. (£2,028)</p>
<p><i>ii Uses of land</i></p>	
<p><b>11.</b> The change of use of a building to use as one or more separate dwellinghouses.</p>	<p>(1) Where the change of use is from a previous use as a single dwellinghouse to use as two or</p>

	<p>more single dwellinghouses—</p> <p>(a) where the change of use is to use as 50 or fewer dwellinghouses, £385 (<del>£462</del>) for each additional dwellinghouse;</p> <p>(b) where the change of use is to use as more than 50 dwellinghouses, £19,049; (<del>£22,859</del>) and an additional £115 (<del>£138</del>) for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £250,000; (<del>£300,000</del>)</p> <p>(2) in all other cases—</p> <p>(a) where the change of use is to use as 50 or fewer dwellinghouses, £385 (<del>£462</del>) for each dwellinghouse;</p> <p>(b) where the change of use is to use as more than 50 dwellinghouses, £19,049; (<del>£22,859</del>) and an additional £115 (<del>£138</del>) for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £250,000. (<del>£300,000</del>)</p>
<p><b>12.</b> The use of land for—</p> <p>(a) the disposal of refuse or waste materials;</p> <p>(b) the deposit of material remaining after minerals have been extracted from land; or</p> <p>(c) the storage of minerals in the open.</p>	<p>(1) Where the site area does not exceed 15 hectares, £195 (<del>£234</del>) for each 0.1 hectare of the site area;</p> <p>(2) where the site area exceeds 15 hectares, £29,112; (<del>£34,934</del>) and an additional £115 (<del>£138</del>) for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £65,000. (<del>£78,000</del>)</p>
<p><b>13.</b> The making of a material change in the use of a building or land (other than a material change of use in category 11 or 12(a), (b) or (c)).</p>	<p>£385 (<del>£462</del>)</p>