

Planning Fees

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

From 1st April 2008 the fees have been revised as shown on these schedules.

The correct fee must be sent in with your application, otherwise your application will be delayed.

Fees and applications can be handed in at either Bradford, Shipley, Ilkley Planning receptions or the Keighley One Stop Shop. PLEASE NOTE: ALL applications sent by post should be addressed to Planning Service, 3rd Floor, Jacobs Well, Bradford BD1 5RW.

Any receipt issued by the Council for the payment of fees does not mean that the application is valid. You will be sent a letter which will either formally acknowledge receipt of the application, or explain why it is invalid.

These schedules are not comprehensive as they have been simplified for ease of reference. It may be necessary in some cases to refer directly to the Regulations.

Scale of Fees

Householder Development

Alterations, improvements or extensions to existing dwellings

Where application relates to one dwellinghouse: £150

Where application relates to two or more dwellinghouses: £295

Erection of buildings in the garden of a dwelling (including sheds, greenhouses, or fences and walls etc).

£150

Outline applications

Outline applications (including dwellings)

£335 per 0.1 (or part thereof) of the site area up to 2.5 hectares

Where site area exceeds 2.5 hectares: £8,285 and an additional £100 per 0.1 hectare in excess of 2.5 hectares to a maximum total of £125,000.

Full and Reserved Matters Applications

Erection of Dwellinghouses

£335 per dwelling up to 50 dwellings

Where the development exceeds 50 dwellings £16,565 and an additional £100 per dwelling in excess of 50, subject to a maximum total of £250,000.

Erection of buildings (other than dwellings or agricultural buildings)

Where no floor space is to be created by the development: £170

Where the gross floor space does not exceed 40 sq m: £170

Where the gross floor space is more than 40 sq m but does not exceed 75 sq m: £335

Where the gross floor space is more than 75 sq m but does not exceed 3750 sq m: £335 for each 75 sq m of that area.

Where the gross floor space is more than 3750 sq m: £16,565 and an additional £100 for each 75 sq m in excess of 3750 sq m, subject to a maximum total of £250,000.

Erection of agricultural buildings on agricultural land (other than glass houses)

Where the gross floor space does not exceed 465 sq m: £70

Where the gross floor space is more than 465 sq m but does not exceed 540 sq m: £335

Where the gross floor space is more than 540 sq m but does not exceed 4215 sq m: £335 for first 540 sq m and an additional £335 for each 75 sq m in excess of 540 sq m.

Where the gross floor space exceeds 4215 sq m: £16,565 and an additional £100 for each 75 sq m in excess of 4215 sq m to a maximum total of £250,000.

Erection of glasshouses on agricultural land

Where the gross floor space does not exceed 465 sq m: £70

Where the gross floor space exceeds 465 sq m: £1,870

Other Applications

Change of use to or subdivision of dwellings	Where the change of use is from a previous use as a single dwelling house to use as two or more single dwellings, where the development is for fifty or fewer dwellings: £335 per additional dwelling created. Where the change of use is to use as more than fifty dwellings, £16,565 and an additional £100 per dwelling in excess of 50 to a maximum of £250,000. In other cases, where the development is for fifty or fewer dwellings, £16,565 and an additional £100 for each dwelling in excess of fifty dwellings, subject to a maximum of £250,000.
Other changes of use (excluding minerals & waste)	£335
Operations for the winning, working and storage of minerals	Where the site area does not exceed 15 hectares; £170 per 0.1 hectares of the site area. Where the site area exceeds 15 hectares: £25,315 and £100 per additional 0.1 hectare in excess of 15 hectares to a maximum of £65,000.
Operations connected with exploratory drilling for oil or natural gas	Where the site area does not exceed 7.5 hectares: £335 per 0.1 hectares of the site area. Where the site area exceeds 7.5 hectares: £25,000 and £100 per additional 0.1 hectare in excess of 7.5 hectares to a maximum of £250,000.
Car Parks, service roads and other accesses used for the purposes of a single undertaking (where these are incidental to the existing use).	£170
Playing fields (for sports clubs, non profit making organisations etc.	£335
Other operations on land	£170 per 0.1 hectare (or part thereof) of the site area to a maximum of £250,000.
Erection, alteration or replacement of plant and machinery	Where site area does not exceed 5 hectares: £335 per 0.1 hectare of the site area. Where site area exceeds 5 hectares: £16,565 and an additional £100 for each 0.1 hectare in excess of 5 hectares to a maximum of £250,000
Variation or removal of a planning conditions	£170

Advertisements

Relating to the business on the premises	£95
Advance signs directing the public to a business	£95
Other Advertisements	£335

Prior Approval Applications

Telecommunications	£335
Agricultural	£70
Demolition of a residential property	£70

Lawful Development Certificates

Existing use of land or development	The same fee as for an equivalent planning application
Proposed use of land or development	Half the fee as for an equivalent planning application

Confirmation of compliance with a condition attached to a planning condition

Relating to applications for the enlargement or alterations to existing dwellings or works including the provision of a building within the curtilage of an existing dwelling	£25 for each request
Any other application	£85 for each request

Concessionary Fees and Exemptions

Extension and alteration to a dwelling, or works within the curtilage of a dwelling in which a disabled person lives, or intends to live, to create or improve their access, safety, health or comfort. No Fee

N.B. If you are claiming exemption for this reason you must provide proof of disability, namely a Social Services disability registration number or a copy of recent correspondence from the Department of Work and Pensions.

A "disabled person" :

- (a) is someone to whom section 29 of the National Assistance Act 1948 applies, or
- (b) a child with a disability recognised in Part III of the Children Act 1989

Works to provide a means of access for disabled people to a building to which the public are admitted	No Fee
Applications by Parish Councils	Half the normal fee
Alternative applications for one site:	Highest of the fees applicable for each alternative, and a sum equal to half the total of both.
Applications required by reason of an Article 4 Direction	No Fee
Applications required because of the removal of permitted development rights by a condition	No Fee
An application relating to a change of use within a class of the Use Classes Order in a case where planning permission is required solely because the change is prohibited by a condition imposed on a previous grant of planning permission.	No Fee
Development crossing boundaries of planning authorities and requiring several applications	Only one fee, for the whole scheme and subject to a special ceiling, payable to the authority with the larger part of the site.
Revised or fresh applications, by the same applicant, for development of the same character or description on the same site: made within twelve months of either approval or refusal within twelve months of the date of submission of a withdrawn application, or of the expiry of the statutory eight week period where the applicant has appealed to the Secretary of State on the grounds of non-determination:	No fee (please note that this exemption may only be exercised once by an applicant for a particular site).

**We encourage payment by Credit/Debit cards.
Alternatively please make cheques payable to
Bradford Council.**

**Cheques can be sent to:
The Planning Department,
3rd Floor,
Jacob's Well,
Bradford
BD1 5RW**