

## A Guide to Fees for Planning Applications in England from 22 November 2012

There are several options you can use to pay for your Planning and Building Control Fees or documents.

1. By Chip and Pin at the Life Centre, The Wiend, Wigan, WN1 1NH, or
2. Via our web site:  
<https://www.wigan.gov.uk/Resident/Planning-and-Building-Control/Planning/Apply.aspx>
3. Paying by cheque - You must post your cheque to Places Directorate, Wigan Council, PO Box 100, Wigan, WN1 3DS (**all cheques need to be made payable to Wigan Council**)
4. Alternatively you can submit your application through the Planning Portal and the link to this is: <https://www.planningportal.co.uk>.

### Wigan Council no longer accept cash payments

The fee should be paid at the time the application is submitted. If you are unsure of the applicable fee, please contact us at: [validation@wigan.gov.uk](mailto:validation@wigan.gov.uk)

<b>All Outline Applications</b>		
For sites up to and including 2.5 hectares	Not more than 2.5 hectares	£385 per 0.1 hectare
For sites in excess of 2.5 hectares	More than 2.5 hectares	£9527 + £115 per 0.1 hectare up to a maximum of £125,000

<b>Householder Applications</b>		
Alterations / extensions to a <b>single dwelling</b> , including works within boundary	Single dwelling (including flats)	£172
Alterations / extensions to <b>two or more dwellings</b> , including works within boundaries	Two or more dwellings (or two or more flats)	£339

<b>Full Applications (and First Submissions of Reserved Matters)</b>		
<b>New dwellings</b> (up to and including 50)	New dwellings (not more than 50)	£385 per dwelling
<b>New dwellings</b> (For more than 50).	New dwellings (more than 50)	£19,049 + £115 per additional dwelling in excess of 50 up to a maximum fee of £250,000

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<b>Full Applications (and First Submissions of Reserved Matters) continued...</b>		
<b>Erection of buildings (not dwellings, agricultural, glasshouses, plant nor machinery)</b>		
Gross floor space to be created by the development	No increase in gross floor space or no more than 40m <sup>2</sup>	£195
Gross floor space to be created by the development	More than 40m <sup>2</sup> but no more than 75m <sup>2</sup>	£385
Gross floor space to be created by the development	More than 75m <sup>2</sup> but no more than 3,750m <sup>2</sup>	£385 for each 75m <sup>2</sup> or part thereof
Gross floor space to be created by the development	More than 3,750m <sup>2</sup>	£19,049 + £115 for each additional 75m <sup>2</sup> in excess of 3750m <sup>2</sup> to a maximum of £250,000
<b>The erection of buildings (on land used for agriculture for agricultural purposes)</b>		
Gross floor space to be created by the development	Not more than 465m <sup>2</sup>	£80
Gross floor space to be created by the development	More than 465m <sup>2</sup> but not more than 540m <sup>2</sup>	£385
Gross floor space to be created by the development	More than 540m <sup>2</sup> but not more than 4,215m <sup>2</sup>	£385 for first 540m <sup>2</sup> + £335 for each 75m <sup>2</sup> (or part thereof) in excess of 540m <sup>2</sup> )
Gross floor space to be created by the development	More than 4,215m <sup>2</sup>	£19,049 + £115 for each 75m <sup>2</sup> (or part thereof) in excess of 4,215m <sup>2</sup> up to a maximum of £250,000

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<b>Full Applications (and First Submissions of Reserved Matters) continued...</b>		
<b>Erection of glasshouses (on land used for the purposes of agriculture)</b>		
Gross floor space to be created by the development	Not more than 465m <sup>2</sup>	£80
Gross floor space to be created by the development	More than 465m <sup>2</sup>	£2,150
<b>Erection / alterations / replacement of plant and machinery</b>		
Site area	Not more than 5 hectares	£385 for each 0.1 hectare (or part thereof)
Site area	More than 5 hectares	£19,049 + additional £115 for each 0.1 hectare (or part thereof) in excess of 5 hectares to a maximum of £250,000

<b>Applications other than Building Works</b>		
<b>Car parks, service roads or other accesses</b>	For existing users	£195
<b>Waste (Use of land for disposal of refuse or waste materials or deposit of material remaining after extraction or storage of minerals)</b>		
Site area	Not more than 15 hectares	£195 for each 0.1 hectare (or part thereof)
Site area	More than 15 hectares	£29,112 + £115 for each 0.1 hectare (or part thereof) in excess of 15 hectares up to a maximum of £65,000
<b>Operations connected with exploratory drilling for oil or natural gas</b>		
Site area	Not more than 7.5 hectares	£335 for each 0.1 hectare (or part thereof)
Site area	More than 7.5 hectares	£28,750 + additional £115 for each 0.1 hectare (or part thereof) in excess of 7.5 hectares up to a maximum of £250,000

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<b>Other operations (winning and working of minerals)</b>		
Site area	Not more than 15 hectares	£195 for each 0.1 hectare (or part thereof)
Site area	More than 15 hectares	£29,112 + additional £115 for each 0.1 in excess of 15 hectares up to a maximum of £65,000
<b>Other operations</b> (not coming within any of the above categories)	Any site area	£195 for each 0.1 hectare (or part thereof) up to a maximum of £1,690

<b>Lawful Development Certificate</b>		
LDC – Existing Use – in breach of a planning condition		Same as Full
LDC – Existing Use not to comply with a particular condition		£195
LDC – Proposed Use		Half the normal planning fee

<b>Prior Approval</b>		
Agricultural and Forestry buildings and operations or demolition of building		£80
Telecommunications Code Systems		£385

<b>Reserved Matters</b>		
Application for approval of reserved matters following outline approval		Full fee due or if full fee already paid then £385 due

<b>Approval / Variation / Discharge of Condition</b>		
Application for removal or variation of a condition following grant of planning permission		£195
Request for confirmation that one or more planning conditions have been complied with		£28 per request for Householder otherwise £97 per request

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<b>Change of Use</b> of a building to use as one or more separate dwellinghouses, or other cases		
Number of dwellings	Not more than 50 dwellings	£385 for each
Number of dwellings	More than 50 dwellings	£19,049 + £115 for each in excess of 50 up to a maximum of £250,000
<b>Other Changes of Use</b> of a building or land		£385

<b>Advertising</b>		
Relating to the business on the premises		£110
Advance signs which are not situated on or visible from the site, directing the public to a business		£110
Other advertisements		£385

<b>Application for a New Planning Permission to replace an Extant Planning Permission</b>		
Applications in respect of major developments		£575
Applications in respect of householder developments		£57
Applications in respect of other developments		£195

<b>Applications for a Non-Material Amendment following a Grant of Planning Permission</b>		
Applications in respect of householder developments		£28
Applications in respect of other developments		£195

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<b>Concessions</b>
<b>Exemptions from Payment</b>
For alterations, extensions, etc to a dwelling house for the benefit of a registered disabled person
An application solely for the carrying out of the operations for the purpose of providing a means of access for disabled persons to or within a building or premises to which members of the public are admitted.
Listed Building Consent
Conservation Area Consent
Works to Trees covered by a Tree Preservation Order or in a Conservation Area Hedgerow Removal
If the proposal is the first revision of an application for development of the same character or description on the same site by the same applicant within 12 months of making the earlier application if withdrawn or the date of decision if granted or refused (including signs only if withdrawn or refused) and <b>NOT</b> a duplicate application made by the same applicant within 28 days
If the proposal relates to works that require planning permission only by virtue of an Article 4 Direction of the Town and Country Planning (General Permitted Development) Order 1995, ie where the application is required only because of a direction or planning condition removing permitted development rights
If the application is for a lawful development certificate, for existing use, where an application for planning permission for the same development would be exempt from the need to pay a planning fee under any other planning fee regulation
If the application is for consent to display an advertisement following either a withdrawal of an earlier application (before notice of decision was issued) or where the application is made following refusal of consent for display of an advertisement, and where the application is made by or on behalf of the same person
If the application is for consent to display an advertisement which results from a direction under Regulation 7 of the Control of Advertisements Regulations 1992, dis-applying deemed consent under Regulation 6 to the advertisement in question
If the application is for alternate proposals for the same site by the same applicant, in order to benefit from the permitted development right in Schedule 2 Part 3 Class E of the Town and Country Planning (General Permitted Development) Order 1995

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<b>Concessions</b> continued...
<b>Reductions to Payments</b>
If the application is being made on a non-profit making sports club for works for playing fields not involving buildings then the fee is £385
If the application is being made on behalf of a parish or community council then the fee is 50%
If the application is an alternative proposal being submitted on the same site by the same applicant on the same day, where this application is of lesser cost then the fee is 50%
In respect of reserved matters you must pay a sum equal to or greater than what would be payable at current rates for approval of all the reserved matters. If this amount has already been paid then the fee is £385
If the application is for a Lawful Development Certificate for a Proposed use or development, then the fee is 50%
If two or more applications are submitted for different proposals on the same day and relating to the same site then you must pay for the fee for the highest fee plus half sum of the others
Where an application relates to development which is within more than one fee category, the correct fee is simply the highest of the fees payable (if not including residential)
Where an application consists of the erection of dwellings and the erection of other types of buildings (categories 1-4) the fees are added together and maximum can be exceeded
Where an application crosses one or more local or district planning authorities then the fee is 150% and goes to the authority that contains the larger part of the application site or a sum of the fees if it is less than 150%

**Ends**