

PLANNING APPLICATION FEES



ENVIRONMENT, CULTURE AND COMMUNITIES

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- Please answer ALL QUESTIONS in BLOCK LETTERS
- If a question is not applicable, answer N/A

**THE NOTES ON THE LAST PAGE SHOULD BE READ BEFORE COMPLETION OF THIS FORM
 THIS FORM MUST BE COMPLETED BELOW AND OVERLEAF**

1. Address of land or property
2. (a) Fee payable on application Amount OR
 (b) No fee payable for the following reason
3. If application is for a disabled person (see note 7C) :
 (i) Name of disabled person
 Signature..... Date

	SCALE		Charge per unit £'s	DETAILS			
	Maximum £'s	Basis		No.	Area in Hectares	Area in square metres	fee payable £'s
A. OUTLINE APPLICATION							
1. All types (except B1, B4, B6, D1 and D2) Site area is:							
(a) Not more than 2.5 hectares	n/a	Each 0.1 ha	335				
(b) More than 2.5 hectares (£8,285+ £100 for each 0.1 hectare in excess of 2.5 hectares)	125000	Each 0.1 ha	100				
B. FULL APPLICATION							
1. Alteration or extension of, or within the curtilage of an existing dwelling unit including the erection of boundary enclosures and buildings for purposes ancillary to the enjoyment of the dwelling as such.							
	150	one dwelling unit	150				
	295	two or more dwelling units	295				

	SCALE			DETAILS			
	Maximum £'s	Basis	Charge per unit £'s	No.	Area in Hectares	Area in square metres	fee payable £'s
2. Erection of new dwelling units. including Approval of Reserved Matters							
(a) 50 dwellings or less	n/a	Per dwelling	335				
(b) More than 50 dwellings (£16,565+100 for each additional dwelling)	250000	Per dwelling	100				
3. Approval/Variation/Discharge of Condition							
a) Application for removal of variation of a condition following grant of planning permission	n/a		170				
b) Request of confirmation that one or more planning conditions have been complied with	n/a		£25 per request for Householder otherwise £85 per request.				
4. Development (other than dwelling units, agricultural buildings, or glasshouses, or buildings in the nature of plant or machinery) where the floor space creates is:							
(a) Nil or not more than 40 sq metres	n/a	each application	170				
(b) 40 sq metres to 75 sq metres	n/a	each application	335				
(c) 75 sq metres to 3750 sq metres	n/a	each 75 sq m	335				
(d) More than 3750 sq m (£16,565+ £100 for each additional 75 square metres)	250000	each 75 sq m	100				
5. Erection, alteration or replacement of plant or machinery.							
(a) Up to 5 hectares	n/a	each 0.1 hectare	335				
(b) More than 5 hectares (£16,565+ £100 for each 0.1 hectare)	250000	each 0.1 hectare	100				

	SCALE			DETAILS			
	Maximum £'s	Basis	Charge per unit £'s	No.	Area in Hectares	Area in square metres	fee payable £'s
6. Agricultural buildings (excluding glasshouses).							
(a) Up to 465 sq metres	n/a	each application	70				
(b) 465 sq metres to 540 sq metres	n/a	first 540 sq m	335				
(c) 540 sq metres to 4215 sq m (£335 for the first 540 sq m, plus £335 for each 75 sq m in excess of 540 sq m)	n/a	each 75 sq m of excess (or part)	335				
(d) More than 4215 sq m (£16,565+ £100 for each additional 75 square metres in excess of 4215 sq m)	250000	each 75 sq m of excess (or part)	100				
7. Glasshouses on land for the purpose of agriculture (75% external area must be glass or translucent material) [full or outline].							
(a) Up to 465 sq meters	n/a		70				
(b) More than 465 sq metres.	n/a		1870				
C. OPERATIONS, ETC. OTHER THAN BUILDING WORKS							
1. Construction of car parks, service roads or other means of access incidental to the existing use of the land in a single undertaking.	n/a	each application	170				
2. Operations connected with exploratory drilling for oil or natural gas.							
(a) Up to 7.5 hectares	n/a	each 0.1 hectare (or part)	335				
(b) More than 7.5 hectares (£25000+ £100 for each 0.1 of a hectare in excess of 7.5 hectares)	250000	each 0.1 hectare (or part)	100				

	SCALE			DETAILS			
	Maximum £'s	Basis	Charge per unit £'s	No.	Area in Hectares	Area in square metres	fee payable £'s
3. Any other operations not covered by categories A, B, C, D1 to D4. (a) Operations for the winning and working of minerals (i) Up to 15 hectares (ii) More than 15 hectares (£25315 +£100 for each 0.1 hectare in excess of 15 hectares) (b) In any other case, 170 for each 0.1 hectare	n/a 65000 250000	Each 0.1 ha Each 0.1 ha Each 0.1 ha	170 100 170				
4. Application to determine whether prior approval required for development under Parts 6, 7, 24 or 31 of Schedule 2 of General Permitted Development Order.	n/a	each application	70				
D. USES OF LAND							
1. Change of use of a building to use as one or more dwelling units. (a) Up to 50 dwellings (b) More than 50 dwellings (£16,565 + £100 each dwelling in excess of 50)	n/a 250000	each additional dwelling unit each additional dwelling unit	335 100				
2. Material change of use of land or buildings (including the siting of a caravan/mobile home for residential purposes)	n/a	each application	335				
3. Application for the use of land as playing field or operation ancillary to that use (except erecting buildings by, or on behalf of, a club, society or other organisation not established for not making a profit and whose objectives include the provision of facilities for sport or recreation.	n/a	each application	335				

	SCALE			DETAILS			
	Maximum £'s	Basis	Charge per unit £'s	No.	Area in Hectares	Area in square metres	fee payable £'s
4. The use of land for (a) the disposal of refuse or waste materials or for the deposit of material remaining after minerals have been extracted from the land. (b) the storage of minerals in the open Up to 15 hectares More than 15 hectares (£25315+ £100 for each 0.1 hectare in excess of 15 hectares).	n/a 65000	Each 0.1 ha Each 0.1 ha	170 100				
5. The making of a material change in the use of a building or land (other than a material change of use in category D1, D4(a) or D4 (b))	n/a	Each application	335				

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NOTES ON COMPLETION OF FORM

(for guidance only - for full details please consult the Fee Regulations)

1. One copy of this form **MUST** be completed in the appropriate places above and **MUST** accompany the documents relating to the application, together with the appropriate fee.
2. A separate form must be completed for each application.
3. A dwelling unit means a building or part of a building which is used as a single private dwelling and used for no other purpose.
4. Floor space means the gross floor space to be created by the development as ascertained by external measurements. No allowance is made for any floor space lost through demolition.
5. A concession of half full fee is payable when the application is made by a Parish or Community Council.
6. Cheques should be made payable to Bracknell Forest Borough Council.
7. No fees are payable in the following cases:
 - (a) Development needing permission by reason of an Article 4 direction.
 - (b) Where "permitted development" rights have been removed by a condition attached to a planning permission.
 - (c) One further application of the same type (i.e. full, outline, reserved matters etc), by the same applicant, on the same site, for development of the same character. The further application must be received within 12 months of the date of the approval/refusal (including deemed refusal on which an appeal has been made) of the earlier application (the decision being either that of the Local Planning Authority or the Office of the Deputy Prime Minister on appeal). If it involves the resubmission of a withdrawn application it must be received within 12 months of the receipt of the earlier application by the Local Planning Authority.
 - (d) Development to an existing dwelling unit or within its curtilage where such development is designed to provide the greater safety, health or comfort of any person or a child who is disabled for the purposes of part III of the Children Act 1989 who is either resident in the dwelling, or proposing to take up residence in the dwelling.
 - (e) Development providing means of access for the disabled to or within a building to which members of the public are admitted.
8. Any queries regarding fees should be made to the Development Control Section. In particular, special provisions apply to:
 - (i) applications falling into more than one District;
 - (ii) the submission of some reserved matters proposals;
 - (iii) applications for alternative proposals for the development of the same land submitted on the same day;
 - (iv) mixed development.