

**Sheffield City Council Planning Service**

**SCHEDULE OF PLANNING APPLICATION ENQUIRY FEES**

APPLICATION TYPE AND THRESHOLD	SERVICE NOTES	FEE (INC. VAT)
<b>Do I need planning permission?</b> All development types	Includes pre-app advice for same fee categories	£85
<b>Householder development</b> House extension/alteration etc.		£85
<b>Adverts &amp; Changes of use</b> Not including Major development or if any building or engineering work requiring planning permission proposed		£85
<b>Simple Listed Building/Conservation/policy advice</b> Based on desktop study		£100
<b>Minor development</b> <ul style="list-style-type: none"> <li>• Dwellings: 0 - 5 / 0 - 0.25 ha</li> <li>• Other uses 0 - 500 sq m / 0 - 0.5 ha</li> </ul>		£250
<b>More complex Listed Building/Conservation/policy advice</b> Based on desktop study with provision for additional work (possible site visit/meeting)		£200
<b>Minor development (larger scale)</b> <ul style="list-style-type: none"> <li>• Dwellings 6 - 9 / 0.25 - 0.5 ha</li> <li>• Other uses 500 - 1,000 sq m / 0.5 - 1 ha</li> </ul>		£300
<b>Small-scale Major development</b> <ul style="list-style-type: none"> <li>• Dwellings: 10-199 / 0.5 - 4 ha</li> <li>• Other uses: 1,000 – 9,999 sq m / 1 - 2 ha (Outline 0.5 – 4 ha)</li> </ul>	Stage 1 'in principle' enquiry	£385
	Stage 2 remaining details	£1,150
	Full service: Stages 1 & 2 together	£1,430
<b>Large-scale Major development</b> <ul style="list-style-type: none"> <li>• Dwellings: 200+ / more than 4 ha</li> <li>• Offices/industry/retail: 10,000+ sq. m / more than 4 ha</li> <li>• Other uses: 10,000+ sq. m / more than 2 ha</li> </ul>	Stage 1 'in principle' enquiry	£715
	Stage 2 remaining details	£1,650
	Full service: Stages 1 & 2 together	£2,360

<b>Strategic developments</b> Of city-wide significance and/or especially complex issues	Planning Performance Agreement (PPA) recommended	Price on application
<b>Confirmation that conditions and legal agreement complied with</b>	Householders	£50/hr
	Others £80 for the first hour and then £50/hr for any additional hours	£80/50/hr

### **Fee guarantee:**

The intention is to recover the cost of the service provided, based on an average rate of £50/£55 an hour depending on the seniority of officer contributions. Time recording has been used to set the fees.

If it is clear that significantly less hours work are required than the fee suggests, a partial refund will be made (on request). If significantly more officer time is required than the fee suggests, an additional fee will be requested in advance. This will ensure that pre-application fees cover our costs and remain fair and reasonable.

### **Integrated service with Building Control:**

Enquiries can include an introduction to the Building Control Team and an integrated service throughout the life of the project, so please do indicate if this may be of interest.

### **Exemption:**

Exemption: works to improve a disabled person's access to a public building or to improve his/her access, safety, health or comfort at his/her dwelling house.

### **Stage 1 and 2 service:**

The Stage 1 'in principle' enquiry option includes one meeting with a case officer and written advice. It is designed so that a developer can get advice on whether or not a proposal has a reasonable chance of securing a favourable recommendation, before having to commit to all the detailed drawings, consultants' fees and supporting submissions necessary to make a full pre-application enquiry or to submit a planning application.

If you decide to take the proposal forward to more detailed pre-application discussions, with a full development team approach, only the remaining balance from the 'Full service' fee will be required (Stage 2 fee).