



A Guide to Fees for written Pre-Application Advice

These fees apply from 1 April 2025 onwards.

The fee should be paid at the time the request for written pre-application advice is submitted.

Type of Enquiry	Fee
Householder	£92
Single or replacement dwelling	£188
2 - 5 dwellings	£361
6 -10 dwellings	£951
Non-residential or commercial (up to 500 sq. metres)	£336
Non-residential or commercial (500 – 1000 sq. metres)	£636
Changes of use	£188
Listed buildings and advertisements	£76
Major development, Minerals and waste	25% of the application fee
Other building operations	£86
Formal enquiries regarding Trees	£86
Legal enquiries	£102

Where enquiries relate to more than one category the higher fee applies.

All fees include VAT.

Payments can be made by cheque, credit/debit card or cash.

The following categories of development are exempt from pre-application advice charges:

- Affordable housing (except in the case of affordable housing schemes of six or more dwellings, where the fee will be 50% of the equivalent pre-application fee for open market housing).
- Commoners' dwellings
- Agricultural buildings (including field shelters) and new agricultural workers' dwellings
- Proposals made by, or on behalf of, a Parish or Town Council, Local Authority or County Council
- All other types of development which are exempt from paying a planning application fee

Applicants seeking a formal view on the need for planning permission for a specific proposal already have the option to apply for a Lawful Development Certificate (Proposed) which attracts a fee (50% of the normal application fee). This is the route that should be followed for formal permitted development enquiries. It does not prevent planning officers freely providing general planning advice to homeowners on the need for planning permission.