

**SUSTAINABLE COMMUNITIES**

**BUILDING CONTROL CHARGES**

**SCHEDULE 2 - CHARGES FOR CERTAIN SMALL DOMESTIC BUILDINGS UP TO 40m<sup>2</sup>  
AND DOMESTIC EXTENSIONS UP TO 60m<sup>2</sup>**

|   | Full Plans Applications<br>(Using Form BR1)   |       |                |                   |       |                | Building Notice<br>Applications<br>(Using Form BR2) |       |                |
|---|---|-------|----------------|-------------------|-------|----------------|---|-------|----------------|
|   | Plan Charge   |       |                | Inspection Charge |       |                | Building Notice Charge                              |       |                |
| Type of Work  | Net Charge £  | VAT £ | Gross Charge £ | Net Charge £      | VAT £ | Gross Charge £ | Net Charge £  | VAT £ | Gross Charge £ |
| Erection or extension of a detached or attached building which consists of a garage or carport or both having a total floor area not exceeding 40m <sup>2</sup> and intended to be used in common with an existing building and which is not an exempt building                         | 130.44  | 19.56 | 150.00         |                   |       |                | 130.44  | 19.56 | 150.00         |
| Erection or extension of a detached or attached building which consists of a garage or carport or both having a total floor area exceeding 40m <sup>2</sup> but does not exceed 60m <sup>2</sup> in total and is intended to be used in common with an existing building and which is n | 120.00  | 18.00 | 138.00         | 151.09            | 22.66 | 173.75         | 271.09  | 40.66 | 311.75         |
| Any extension of a dwelling (not listed below) the total floor area of which does not exceed 10m <sup>2</sup> including means of access and work in connection with that extension  | 120.00  | 18.00 | 138.00         | 151.09            | 22.66 | 173.75         | 271.09  | 40.66 | 311.75         |
| Any extension of a dwelling (not listed below) the total floor area of which exceeds 10m <sup>2</sup> but does not exceed 40m <sup>2</sup> including means of access and work in connection with that extension   | 120.00  | 18.00 | 138.00         | 260.12            | 39.02 | 299.14         | 380.12  | 57.02 | 437.14         |
| Any extension of a dwelling (not listed below) the total floor area of which exceeds 40m <sup>2</sup> but does not exceed 60m <sup>2</sup> including means of access and work in connection with that extension   | 120.00  | 18.00 | 138.00         | 394.80            | 59.22 | 454.02         | 514.80  | 77.22 | 592.02         |
| Any extension or alteration consisting of the provision of one or more rooms in a roof space including means of access  | 120.00  | 18.00 | 138.00         | 260.12            | 39.02 | 299.14         | 380.12  | 57.02 | 437.14         |
| Where building work is carried out to an existing dwelling and the work consists of replacement windows, rooflights, and or external doors  | 62.61   | 9.39  | 72.00          | 0.00              | 0.00  | 0.00           | 62.61   | 9.39  | 72.00          |
| Any extension of a dwelling the total floor area of which exceeds 60m <sup>2</sup>  | Please provide an estimate for the proposed work and calculate the fee using Schedule 3 overleaf  |       |                |                   |       |                |   |       |                |
| Any alterations to a dwelling which are not in connection with an extension but form part of the same application   | Please provide an estimate for the alterations part of the proposed work and calculate the fee using Schedule 3 overleaf and add this to the fee required under this schedule |       |                |                   |       |                |   |       |                |
| Where the work consists of domestic alterations only  | Please provide an estimate for the proposed work and calculate the fee using Schedule 3 overleaf  |       |                |                   |       |                |   |       |                |

Value Added Tax rate shown as 15% until 31 December 2009