

BUILDING CONTROL CHARGES
**SCHEDULE 2 - CHARGES FOR CERTAIN SMALL DOMESTIC BUILDINGS UP TO 40m²
AND DOMESTIC EXTENSIONS UP TO 60m²**

	Full Plans Applications (Using Form BR1)						Building Notice Applications (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 ² and intended to be used in common with an existing building and which is not an exempt building	130.44	22.83	153.27				130.44	22.83	153.27
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 ² but does not exceed 60m ² in total and is intended to be used in common with an existing building and which is n	120.00	21.00	141.00	151.09	26.44	177.53	271.09	47.44	318.53
Any extension of a dwelling (not listed below) the total floor area of which does not exceed 10m ² including means of access and work in connection with that extension	120.00	21.00	141.00	151.09	26.44	177.53	271.09	47.44	318.53
Any extension of a dwelling (not listed below) the total floor area of which exceeds 10m ² but does not exceed 40m ² including means of access and work in connection with that extension	120.00	21.00	141.00	260.12	45.52	305.64	380.12	66.52	446.64
Any extension of a dwelling (not listed below) the total floor area of which exceeds 40m ² but does not exceed 60m ² including means of access and work in connection with that extension	120.00	21.00	141.00	394.80	69.09	463.89	514.80	90.09	604.89
Any extension or alteration consisting of the provision of one or more rooms in a roof space including means of access	120.00	21.00	141.00	260.12	45.52	305.64	380.12	66.52	446.64
Where building work is carried out to an existing dwelling and the work consists of replacement windows, rooflights, and or external doors	62.61	10.96	73.57	0.00	0.00	0.00	62.61	10.96	73.57
Any extension of a dwelling the total floor area of which exceeds 60m ²	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								