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## The Building (Local Authority Charges) Regulations 2010

### Guidance on Building Regulation Charges with effect from 1 January 2023

**Full Plans** - This is the most common type of application and involves the submission of detailed plans for approval. A **plan and inspection charge** is payable on deposit of the application.

**Building Notice** - This type of application does not involve the submission of detailed plans for approval. It is suitable for domestic applications but cannot be used where the building is non-domestic. The Building Notice charge must be paid on deposit of the application.

**Regularisation** - This type of application relates to unauthorised building work.

### Standard Charges

These standard charges have been set by the authority on the basis that the building work does not consist of, or include, innovative or high risk construction techniques (details available from the authority) and/or the building work is undertaken by a person or company that is competent to carry out the relevant design and building work referred to in the standard charges tables. If they are not, the work may incur supplementary charges.

### Individual determination of a charge

Charges are individually determined for larger, repetitive and/or more complex schemes and include building work that is not listed in the tables including:

- Submissions subject to a reversion charge (work reverting from an Approved Inspector to the Local Authority)
- Building work that is in relation to more than one building

If your building work is defined as requiring an individual assessment of a charge you should e-mail Building Control at: [buildingcontrol@wyre.gov.uk](mailto:buildingcontrol@wyre.gov.uk) preferably with 'request for building regulation charge' in the title of the e-mail and provide a full description of the intended work. We will contact you within 24 hours or alternatively telephone 01253 887251

Figures in blue **[bold]** include VAT at 20% (VAT is not payable on a Regularisation Charge)

### Standard charges for the creation or conversion to new dwellings (Table A)

| Number of dwellings | Building Regulation Full Plans Application Charge<br>£ | Building Notice Charge (BN)<br>£ | Regularisation Charge (RG)<br>£ | Part P * Additional Charge<br>£ |
|---------------------|--|----------------------------------|---------------------------------|---------------------------------|
| 1                   | 650  | 650                              | 845                             | 175                             |
|                     | <b>780</b>   | <b>780</b>                       |                                 | <b>210</b>                      |
| 2                   | 850  | 850                              | 1100                            | 200                             |
|                     | <b>1020</b>  | <b>1020</b>                      |                                 | <b>240</b>                      |
| 3                   | 1050   | 1050                             | 1365                            | 275                             |
|                     | <b>1260</b>  | <b>1260</b>                      |                                 | <b>330</b>                      |
| 4                   | 1250   | 1250                             | 1625                            | 300                             |
|                     | <b>1500</b>  | <b>1500</b>                      |                                 | <b>360</b>                      |
| 5                   | 1500   | 1500                             | 1950                            | 400                             |
|                     | <b>1800</b>  | <b>1800</b>                      |                                 | <b>480</b>                      |

**Note:** For 6 or more dwellings or if the floor area of a dwelling exceeds 300m<sup>2</sup> the charge is individually assessed

### Standard charges for Domestic Extensions to a single building (Table B)

| Category | Description  | Building Regulation Full Plans Application Charge<br>£ | Building Notice Charge<br>£ | Regularisation Charge<br>£ | Part P * Additional Charge<br>£ |
|----------|--|--|-----------------------------|----------------------------|---------------------------------|
| 1        | Extension with floor area not exceeding 10m <sup>2</sup>   | 325<br><b>390</b>                                      | 325<br><b>390</b>           | 425                        | 175<br><b>210</b>               |
| 2        | Extension with floor area exceeding 10m <sup>2</sup> but not exceeding 40m <sup>2</sup>                                    | 450<br><b>540</b>                                      | 450<br><b>540</b>           | 575                        | 175<br><b>210</b>               |
| 3        | Extension with floor area exceeding 40m <sup>2</sup> but not exceeding 60m <sup>2</sup>                                    | 575<br><b>690</b>                                      | 575<br><b>690</b>           | 735                        | 175<br><b>210</b>               |
| 4        | Loft conversion that does <b>not</b> include the construction of a dormer with floor area not exceeding 40m <sup>2</sup>   | 375<br><b>450</b>                                      | 375<br><b>450</b>           | 475                        | 175<br><b>210</b>               |
| 5        | Loft conversion that does include the construction of a dormer with floor area not exceeding 40m <sup>2</sup>              | 450<br><b>540</b>                                      | 450<br><b>540</b>           | 575                        | 175<br><b>210</b>               |
| 6        | Erection or extension of a garage or carport with floor area not exceeding 40m <sup>2</sup>                                | 275<br><b>330</b>                                      | 275<br><b>330</b>           | 350                        | 175<br><b>210</b>               |
| 7        | Erection or extension of a garage or carport with floor area exceeding 40m <sup>2</sup> but not exceeding 80m <sup>2</sup> | 375<br><b>450</b>                                      | 375<br><b>450</b>           | 475                        | 175<br><b>210</b>               |
| 8        | Conversion of a domestic garage to a habitable room(s)   | 300<br><b>360</b>                                      | 300<br><b>360</b>           | 375                        | 175<br><b>210</b>               |

\* The Part P additional charge should be added when a person who is not a Part P registered electrician carries out notifiable electrical work. A Part P registered electrician is a qualified electrician who is registered under an Approved Competent Persons Scheme. In order to recover the Local Authority costs if anyone other than a part P registered electrician undertakes the electrical work the additional charge is payable.

Figures in blue **[bold]** include VAT at 20% (VAT is not payable on a Regularisation Charge)

### Standard charges for Domestic Alterations to a single building (Table C)

| Category | Description  | Building Regulation Full Plans Application Charge<br>£ | Building Notice Charge<br>£ | Regularisation Charge<br>£ | Reduction ** |
|----------|--|--|-----------------------------|----------------------------|--------------|
| 1        | <b>Internal alterations, installation of fittings (not electrical) and/or structural:</b>        |  |                             |                            |              |
|          | Estimated value up to £5,000   | 200<br><b>240</b>                                      | 200<br><b>240</b>           | 260                        | 50%          |
|          | Estimated value exceeding £5,001 up to £10,000   | 325<br><b>390</b>                                      | 325<br><b>390</b>           | 425                        | 50%          |
|          | Estimated value exceeding 10,001 up to £20,000   | 375<br><b>450</b>                                      | 375<br><b>450</b>           | 490                        | 50%          |
|          | Estimated value exceeding £20,001 up to £30,000  | 475<br><b>570</b>                                      | 475<br><b>570</b>           | 620                        | 50%          |
|          | Estimated value exceeding £30,001 up to £40,000  | 575<br><b>690</b>                                      | 575<br><b>690</b>           | 750                        | 50%          |
| 2        | Underpinning   | 325<br><b>390</b>                                      | 325<br><b>390</b>           | 425                        | 50%          |
| 3        | <b>Renovation of a thermal element to a single dwelling</b>                                      | 175<br><b>210</b>                                      | 175<br><b>210</b>           | 220                        | 50%          |
| 4        | <b>Window replacement (Non-competent persons scheme)</b><br>Per installation of up to 20 windows | 125<br><b>150</b>                                      | 125<br><b>150</b>           | 165                        | 50%          |
| 5        | <b>Electrical work (Non-competent persons scheme)</b>  |  |                             |                            |              |
|          | Any electrical work other than the rewire of a dwelling  | 175<br><b>210</b>                                      | 175<br><b>210</b>           | 220                        | N/A          |
|          | The re-wiring of, or new installation in a dwelling  | 300<br><b>360</b>                                      | 300<br><b>360</b>           | 360                        | N/A          |

\*\* When it is intended to carry out additional building work on a dwelling at the same time that any of the work to which Table B relates then the charge for this additional work shall be reduced by the amount shown in the table.

| <b>Other charges (No VAT)</b>   |                                |
|---|--------------------------------|
| To resolve case and issue a Completion Certificate where work has been completed or occupied for more than 12 months and request for a Certificate is made by the applicant | <b>100</b>                     |
| Application withdraw – any type   | <b>Individually determined</b> |

Figures in blue **[bold]** include VAT at 20% (VAT is not payable on a Regularisation Charge)

### Standard charges for Non-Domestic Work - Extensions & New Build (Table D)

|          |  | BUILDING USAGE   |                            |                                 |                            |
|----------|--|--|----------------------------|---------------------------------|----------------------------|
|          |  | Industrial and Storage use                             |                            | All other use Classes           |                            |
|          |  | Building Regulation Full Plans Application Charge<br>£ | Regularisation Charge<br>£ | Building Regulation Charge<br>£ | Regularisation Charge<br>£ |
| <b>1</b> | Floor area not exceeding 10m <sup>2</sup>                                | 325<br><b>390</b>                                      | 425                        | 325<br><b>390</b>               | 425                        |
| <b>2</b> | Floor area exceeding 10m <sup>2</sup> but not exceeding 40m <sup>2</sup> | 450<br><b>540</b>                                      | 585                        | 650<br><b>780</b>               | 845                        |
| <b>3</b> | Floor area exceeding 40m <sup>2</sup> but not exceeding 80m <sup>2</sup> | 650<br><b>780</b>                                      | 815                        |                                 |                            |

### Standard charges for Non-Domestic Alterations (Table E)

|          | Description   | Building Regulation Full Plans Application Charge<br>£ | Regularisation Charge<br>£ |
|----------|---|--|----------------------------|
| <b>1</b> | <b>Alterations not described elsewhere including structural alterations and installation of controlled fittings</b> |  |                            |
|          | Estimated value less than £5,000  | 200<br><b>240</b>                                      | 260                        |
|          | Estimated value exceeding £5,000 and up to £10,000  | 325<br><b>390</b>                                      | 490                        |
|          | Estimated value exceeding £10,001 and up to £20,000   | 375<br><b>450</b>                                      | 490                        |
|          | Estimated value exceeding £20,001 and up to £30,000   | 475<br><b>570</b>                                      | 620                        |
|          | Estimated value exceeding £30,001 and up to £40,000   | 575<br><b>690</b>                                      | 750                        |
| <b>2</b> | <b>Renovation of a thermal element</b>  |  |                            |
|          | Estimated value less than £20,000   | 175<br><b>210</b>                                      | 330                        |
|          | Estimated value exceeding £20,001 and up to £40,000   | 300<br><b>360</b>                                      | 390                        |
| <b>3</b> | <b>Window replacement (Non-competent persons scheme)</b>  |  |                            |
|          | Per installation of up to 20 windows  | 175<br><b>210</b>                                      | 225                        |