

ANNEX A2

Extensions and Alterations to Dwellings

The charges for Building Regulation work are required to cover the cost of the service provided. These charges have been set by the Council on the basis that the building work does not consist of, or include, innovative or high risk construction techniques and the duration of the building work from commencement to completion does not exceed 12 months. They have also been set on the basis that the design and building work is undertaken by a person or company that is competent to carry out the relevant work and that the Approved Documents have been used as guidance in achieving compliance with the Building Regulations. If this is not the case then the work may incur supplementary charges either as a result of additional inspections necessary to ascertain compliance and/or additional resources necessary to check plans deposited.

For work where it is anticipated that there will be structural alterations, a supplementary charge will be payable for the checking of structural calculations. This is to be included in the plan charge or the building notice charge and is quoted in the table below. Where a category is marked with an asterisk it has been assumed that no calculations are necessary however where this is not the case then there will be a supplementary charge of £65.

Any work not listed below will be individually determined and you will need to contact Building Control for a quote.

If you are carrying out multiple extensions and/or multiple types of alterations at the same time the Council may reduce the standard charges and you should ask for an individual assessment of the charge.

Notes

- 1 Ground level means the level next to the ground on which the extension is sited.**
- 2 Where an application for a Regularisation Certificate is made any additional charge payable will be 1.25 times greater than the figure shown.**
- 3 For the purposes of these charges a competent person undertaking electrical work is one who is a member of a Part P Competent Person Self-certification Scheme approved by the CLG. If a qualified electrician who is not a member of this scheme but is competent to sign the relevant BS 7671 electrical certificate is used and copies of the certificates are forwarded to building control then the appropriate charge will be reduced by 50%.**
- 4. Where the Plan Charge and Inspection Charge together is £500 or less, the Inspection Charge is payable with the Plan Charge.**
- 5. Where the work exceeds the square area quoted in any description then use Category 12 to calculate the charge, subject to this being no less than that given in the category where the maximum area is quoted.**

Extensions to a single dwelling

Add VAT to all charges shown with the exception of the regularisation charge.

SINGLE STOREY EXTENSIONS						
Category	Description of work ₅	Plan Charge	Inspection Charge	Building Notice Charge	Regularisation Charge ₂	Additional Charge for Structural Check ₂
1	Extension at ground level ₁ and not exceeding 60m ²	£218	£409	£627	£783.75	£65
2	Extension at upper level and not exceeding 60m ²	£163 ₄	£327 ₄	£490	£612.50	£65
LOFT CONVERSIONS						
Category	Description of work ₅	Plan Charge	Inspection Charge	Building Notice Charge	Regularisation Charge ₂	Additional Charge for Structural Check ₂
3	Loft conversion not exceeding 60m ²	£218	£327	£545	£681.25	£65
GARAGES						
Category	Description of work ₅	Plan Charge	Inspection Charge	Building Notice Charge	Regularisation Charge ₂	Additional Charge for Structural Check ₂
4	Erection or extension of a non-exempt domestic garage or carport up to 60m ²	£109 ₄	£245 ₄	£354	£442.50	£65
OTHERS						
Category	Description of work ₅	Plan Charge	Inspection Charge	Building Notice Charge	Regularisation Charge ₂	Additional Charge for Structural Check ₂
5	Conversion of an attached garage to form a habitable room(s)	£218	£327	£545	£681.25	£65
6	Alterations to extend or create a single storey basement up to 60m ²	£436	£654	£1090	£1362.5	£90

Alterations to a single dwelling

Add VAT to all charges shown with the exception of the regularisation charge.

INTERNAL ALTERATIONS						
Category	Description of work	Plan Charge	Inspection Charge	Building Notice Charge	Regularisation Charge ₂	Additional Charge for Structural Check ₂
7*	Installation of new WC/Shower/bath or kitchen or similar in existing room	£55 ₄	£163 ₄	£218	£272.50	-
8	Formation of simple structural opening in a wall e.g. creation of a through lounge	£55 ₄	£163 ₄	£218	£272.50	£65
9	Formation of structural opening in a wall requiring new foundations	£55 ₄	£245 ₄	£300	£375.00	£65
10	Removal of single chimney breast	£55 ₄	£163 ₄	£218	£272.50	£65
11*	Electrical wiring where non-competent person used ₃	£300	-	£300	£375.00	-
FOR ALL OTHER WORK NOT SHOWN ABOVE						
Category	Estimated Cost	Plan Charge	Inspection Charge	Building Notice Charge	Regularisation Charge ₂	Additional Charge for Structural Check ₂
12	£5,000 or less	£55 ₄	£163 ₄	£218	£272.50	£65
	Over £5,000 up to £25,000	£163 ₄	£245 ₄	£408	£510.00	£65
	Over £25,000 up to £50,000	£218	£327	£545	£681.25	£65
	Over £50,000 up to £100,000	£327	£409	£736	£920.00	£90
	Over £100,000 up to £150,000	£381	£490	£871	£1088.75	£90
	Over £150,000 up to £200,000	£436	£572	£1008	£1260.00	£90
	Over £200,000 up to £250,000	£490	£654	£1144	£1430.00	£100