

Fees for Retrospective Planning Applications



From 1st October 2022 any application for planning permission for a development which has been commenced before a valid planning application has been submitted will be subject to a fee surcharge. The surcharge will equate to 25% of the normal planning application fee for the development plus VAT.

Where work commences after the submission of a valid planning application, but before a decision on the application has been made, the same level of surcharge will be applied

Where the development being applied for consists of more than one element, the surcharge will be applied where any element which requires planning permission in its own right has commenced. As an example, if the development is an extension to a house and the erection of boundary fencing, if the boundary fencing is erected before a decision is reached on the planning application, the surcharge will be applied provided that the fencing would require planning permission. Where the fencing benefits from permitted development rights and therefore does not require planning permission in its own right, the surcharge would not be applied.

Reviewed Sept 2022