

Planning Pre-Application Fees and Charges

<http://www.torbay.gov.uk/planning-and-building/planning/pre-planning/>

Type	£ Current 2020/21	£ Proposed 2021/22
VAT Rate SR		
Householder development enquiry	100.00	103.00
Minor Residential: Single Dwelling	230.00	237.00
Minor Residential: 2 to 14 dwellings £217.00 for first dwelling then £93.00 per additional dwelling	210.00	217.00
Major Residential: 15 dwellings or more per 5,000 m ² (0.5 hectares) up to a maximum of £10,000	1,650.00	1,700.00
Commercial: No new floor space (per unit)	100.00	103.00
Commercial: Creation of new floor space (including change of use) per 100m ² up to a maximum of £5,000.	100.00	103.00
Waste, Minerals and Recycling Operations: Waste Management, mineral processing, extraction or storage	1,000.00	1,030.00

Please note:

Householder pre-applications are covered by our development enquiry service.

Any pre-application enquiry which involves a Listed Building will be subject to an additional charge of £103 (incl. VAT).

For mixed use development; please add the residential and commercial fees together as a cumulative fee will be applicable.

All other proposals will be charged at the hourly rate of £103 (incl. VAT) contact us for further information.

These charges cover the costs associated with an officer providing an initial response to a pre-application enquiry. One further written response will be charged at £103 per hour (or part thereof).

In some instances the Council will wish to refer development proposals to the independent Torbay Design Review Panel. A separate fee will be required to cover the cost of using the Panel

Site Visits and Meetings £103 per officer per hour (please contact us for details)