

Planning Pre-Application Fees and Charges

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

Type	£ Current 2017/18 Inc VAT	£ Proposed 2018/19 Inc VAT
Householder development enquiry	75.00	90.00
Minor Residential: Single Dwelling	75.00	210.00
Minor Residential: 2 -15 dwellings	75.00	210.00 + 90.00 per additional dwelling after the first one
Major Residential: 15 dwellings or more per 5,000 m ² (0.5 hectares) up to a maximum of £10,000	1000.00	1200.00
Commercial: No new floor space (per unit)	75.00	90.00
Commercial: Creation of new floor space (including change of use) per 100m ² up to a maximum of £5,000.	75.00	90.00
Waste, Minerals and Recycling Operations: Waste Management, mineral processing, extraction or storage	750.00	900.00

Please note:

- Any pre-application enquiry which involves a Listed Building will be subject to an additional charge of £90 (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 £90.00 (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 £90.00 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