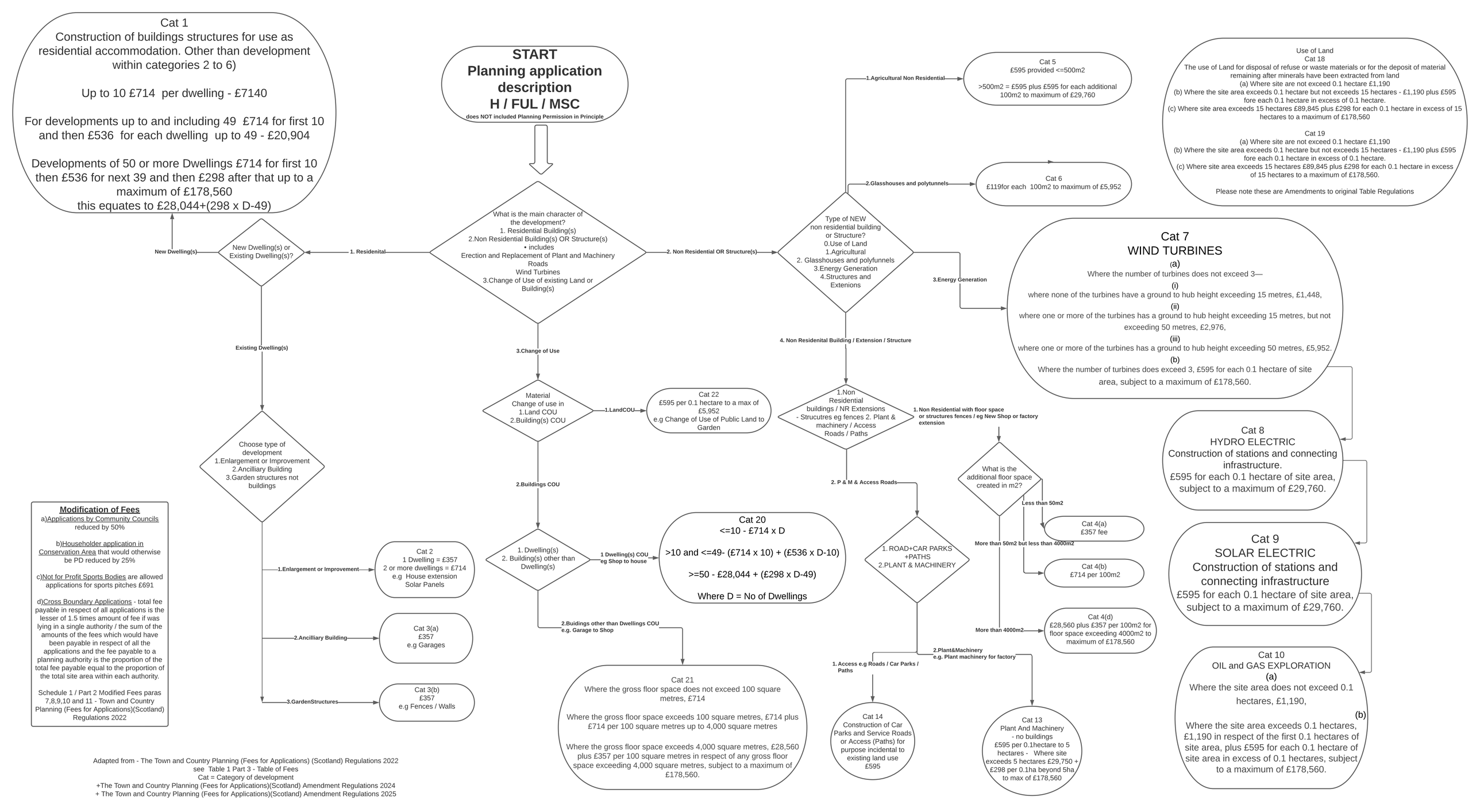
Cat 1
Construction of buildings structures for use as residential accommodation. Other than development within categories 2 to 6)
Up to 10 £714 per dwelling - £7140
For developments up to and including 49 £714 for first 10 and then £536 for each dwelling up to 49 - £20,904
Developments of 50 or more Dwellings £714 for first 10 then £536 for next 39 and then £298 after that up to a maximum of £178,560
this equates to £28,044+(298 x D-49)
START
Planning application description
H / FUL / MSC
does NOT included Planning Permission in Principle
What is the main character of the development?
1. Residential Building(s)
2.Non Residential Building(s) OR Structure(s)
• includes
Erection and Replacement of Plant and Machinery Roads
Wind Turbines
3.Change of Use of existing Land or Building(s)
New Dwelling(s)
New Dwelling(s) or Existing Dwelling(s)?
1. Residenital
2. Non Residential OR Structure(s)
Existing Dwelling(s)
3.Change of Use
Type of NEW non residential building or Structure?
0.Use of Land
1.Agricultural
2. Glasshouses and polyfunnels
3.Energy Generation
4.Structures and Extenions
1.Agricultural Non Residential
Cat 5
£595 provided <=500m2
>500m2 = £595 plus £595 for each additional 100m2 to maximum of £29,760
2.Glasshouses and polytunnels
Cat 6
£119for each 100m2 to maximum of £5,952
3.Energy Generation
Cat 7
WIND TURBINES
(a)
Where the number of turbines does not exceed 3—
(i)
where none of the turbines have a ground to hub height exceeding 15 metres, £1,448,
(ii)
where one or more of the turbines has a ground to hub height exceeding 15 metres, but not exceeding 50 metres, £2,976,
(iii)
where one or more of the turbines has a ground to hub height exceeding 50 metres, £5,952.
(b)
Where the number of turbines does exceed 3, £595 for each 0.1 hectare of site area, subject to a maximum of £178,560.
Use of Land
Cat 18
The use of Land for disposal of refuse or waste materials or for the deposit of material remaining after minerals have been extracted from land
(a) Where site are not exceed 0.1 hectare £1,190
(b) Where the site area exceeds 0.1 hectare but not exceeds 15 hectares - £1,190 plus £595 fore each 0.1 hectare in excess of 0.1 hectare.
(c) Where site area exceeds 15 hectares £89,845 plus £298 for each 0.1 hectare in excess of 15 hectares to a maximum of £178,560
Cat 19
(a) Where site are not exceed 0.1 hectare £1,190
(b) Where the site area exceeds 0.1 hectare but not exceeds 15 hectares - £1,190 plus £595 fore each 0.1 hectare in excess of 0.1 hectare.
(c) Where site area exceeds 15 hectares £89,845 plus £298 for each 0.1 hectare in excess of 15 hectares to a maximum of £178,560.
Please note these are Amendments to original Table Regulations
Material Change of use in
1.Land COU
2.Building(s) COU
1.LandCOU
Cat 22
£595 per 0.1 hectare to a max of £5,952
e.g Change of Use of Public Land to Garden
4. Non Residenital Building / Extension / Structure
1.Non Residential buildings / NR Extensions - Strucutres eg fences 2. Plant & machinery / Access Roads / Paths
1. Non Residential with floor space or structures fences / eg New Shop or factory extension
What is the additional floor space created in m2?
Less than 50m2
Cat 4(a)
£357 fee
More than 50m2 but less than 4000m2
Cat 4(b)
£714 per 100m2
More than 4000m2
Cat 4(d)
£28,560 plus £357 per 100m2 for floor space exceeding 4000m2 to maximum of £178,560
Cat 8
HYDRO ELECTRIC
Construction of stations and connecting infrastructure.
£595 for each 0.1 hectare of site area, subject to a maximum of £29,760.
Cat 9
SOLAR ELECTRIC
Construction of stations and connecting infrastructure
£595 for each 0.1 hectare of site area, subject to a maximum of £29,760.
Cat 10
OIL and GAS EXPLORATION
(a)
Where the site area does not exceed 0.1 hectares, £1,190,
(b)
Where the site area exceeds 0.1 hectares, £1,190 in respect of the first 0.1 hectares of site area, plus £595 for each 0.1 hectare of site area in excess of 0.1 hectares, subject to a maximum of £178,560.
2. P & M & Access Roads
1. ROAD+CAR PARKS +PATHS
2.PLANT & MACHINERY
1. Access e.g Roads / Car Parks / Paths
Cat 14
Construction of Car Parks and Service Roads or Access (Paths) for purpose incidental to existing land use
£595
2.Plant&Machinery e.g. Plant machinery for factory
Cat 13
Plant And Machinery - no buildings
£595 per 0.1hectare to 5 hectares - Where site exceeds 5 hectares £29,750 + £298 per 0.1ha beyond 5ha to max of £178,560
Choose type of development
1.Enlargement or Improvement
2.Ancilliary Building
3.Garden structures not buildings
1.Enlargement or Improvement
Cat 2
1 Dwelling = £357
2 or more dwellings = £714
e.g House extension
Solar Panels
2.Ancilliary Building
Cat 3(a)
£357
e.g Garages
3.GardenStructures
Cat 3(b)
£357
e.g Fences / Walls
1. Dwelling(s)
2. Building(s) other than Dwelling(s)
1 Dwelling(s) COU eg Shop to house
Cat 20
<=10 - £714 x D
>10 and <=49- (£714 x 10) + (£536 x D-10)
>=50 - £28,044 + (£298 x D-49)
Where D = No of Dwellings
2.Buidings other than Dwellings COU e.g. Garage to Shop
Cat 21
Where the gross floor space does not exceed 100 square metres, £714
Where the gross floor space exceeds 100 square metres, £714 plus £714 per 100 square metres up to 4,000 square metres
Where the gross floor space exceeds 4,000 square metres, £28,560 plus £357 per 100 square metres in respect of any gross floor space exceeding 4,000 square metres, subject to a maximum of £178,560.
Modification of Fees
a)Applications by Community Councils reduced by 50%
b)Householder application in Conservation Area that would otherwise be PD reduced by 25%
c)Not for Profit Sports Bodies are allowed applications for sports pitches £691
d)Cross Boundary Applications - total fee payable in respect of all applications is the lesser of 1.5 times amount of fee if was lying in a single authority / the sum of the amounts of the fees which would have been payable in respect of all the applications and the fee payable to a planning authority is the proportion of the total fee payable equal to the proportion of the total site area within each authority.
Schedule 1 / Part 2 Modified Fees paras 7,8,9,10 and 11 - Town and Country Planning (Fees for Applications)(Scotland) Regulations 2022
Adapted from - The Town and Country Planning (Fees for Applications) (Scotland) Regulations 2022
see Table 1 Part 3 - Table of Fees
Cat = Category of development
+The Town and Country Planning (Fees for Applications)(Scotland) Amendment Regulations 2024
+ The Town and Country Planning (Fees for Applications)(Scotland) Amendment Regulations 2025