

WEST DEVON PRE - APPLICATION ENQUIRY CHARGES

FEES SHOWN BELOW INCLUDE VAT at 20%

| Type of development. | £ Including VAT | Additional Fee |
|--|-----------------------------|--|
| CLASS A <ul style="list-style-type: none"> • Residential greater than 150 houses or site area greater than 4ha; • Non residential 10,000sqm floorspace or site area greater than 4ha; • All Environmental Impact Development | £5,000 (up to 6 meetings) | £500 per additional meeting |
| CLASS B <ul style="list-style-type: none"> • Residential 31- 149 houses or site area 2 – 4 ha; • Non residential 5,000 – 9,999 sq m floor space or site area between 2-4 ha | £2,400 - (up to 4 meetings) | £500 each additional meeting |
| CLASS C <ul style="list-style-type: none"> • Residential 10-30 houses or site area up to 2 ha; • Non residential 1,000 – 4,999 sq m or site area between 1 -2 ha | £1,800 (up to 3 meetings) | £360 each additional meeting |
| CLASS D <ul style="list-style-type: none"> • Residential proposals (including holiday lets) involving the erection of or change of use to between 3 – 9 residential units • Non residential 500 – 1000sq m floorspace | £600 (up to 2 meetings) | £180 each additional meeting |
| CLASS E <ul style="list-style-type: none"> • All residential schemes for the change of use to or erection of 1 or 2 dwellings (or holiday lets) or conversion of building(s) to 1 or 2 residential units (or holiday lets); • All minor non residential schemes for new buildings • Non residential buildings/extensions up to 499 sq m floorspace | £360 (up to 2 meetings) | £120 each additional meeting |
| SINGLE REPLACEMENT DWELLING <ul style="list-style-type: none"> • Residential schemes for the replacement of a single dwelling | £180 (up to 1 meeting) | £120 each additional meeting |
| CLASS F <ul style="list-style-type: none"> • Advertisements; • Telecommunications; • Changes of use where no operational development (except residential/holiday) | £180 (up to 1 meeting) | £120 each additional meeting |
| CLASS G Renewable Energy – (Solar, Wind turbines etc) <ul style="list-style-type: none"> ▪ Turbines up to 25m hub height or Site area under 1 hectare ▪ Turbines 25 – 50 metres or site area 1 – 2 hectares | £850.00 £1725.00 | £180 per meeting £360 per meeting |

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| <ul style="list-style-type: none"> ▪ Turbines over 50m (hub height) or site area over 2 hectares | £2300.00 | £500 per meeting |
| Householder Schemes - works or alterations to an existing residential dwelling, including extensions, garages, satellite dishes, garden structures etc <ul style="list-style-type: none"> • Type A - NO SITE VISIT OR REDESIGN • Type B - WHERE SITE VISIT AND/OR REDESIGN REQUIRED | Type A - NO CHARGE Type B - £120.00 | None |
| | | |
| CLASS H LISTED BUILDING SCHEMES (where no planning permission will be required) <ul style="list-style-type: none"> • Type A – works to a listed building – where little guidance needed • Type B – works to listed building – where significant advice, redesign and site visits needed | Type A - NO CHARGE Type B - £120.00 | None |
| Conservation Area Consent advice (where no planning permission will be required) | NO CHARGE | |
| Lawful Development Certificate advice | NO CHARGE | N/A |

No fee will be charged for all 100% affordable housing schemes; Parish Council, voluntary sector, charitable trust or not-for-profit organisations' development enquiries.

Please note that Planning Officers do not give informal advice on whether or not planning permission will be required. There is extensive guidance available to view on the [Planning Portal](#) but if owners or prospective developers are unsure they are encouraged to submit an application for a [Certificate of Lawfulness](#) which will provide a legally binding decision.

Notes –

- Floorspace refers to gross external floorspace
- The larger element of a mixed use scheme will primarily be used to determine which category of fee applies
- For the purposes of charging, flats and holiday accommodation are considered as dwellings/houses
- Fees will be subject to review
- All fees are subject to the current rate of VAT. Fees show VAT at 20%
- * "Redesign" means it is necessary to change substantially the nature of the scheme before it can be supported...
- There is a difference between the cost of additional meetings between different categories because of the number of officers that are expected to need to be involved.

West Devon Borough Council

Development Management

Pre-application enquiry form



West Devon
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- such as:- GOSW, the Highway Authority, Environment Agency, Natural England, English Heritage, etc. subject to their availability;
- Be provided in writing, and be reviewed by senior officers;
 - Include references to all relevant planning policies and planning history;
 - Be provided on a without prejudice basis because it cannot constrain the Planning and Licensing Committee which is entitled to not accept the officer recommendation if there are good and justifiable planning reasons not to do so;
 - Set out clearly the issues which would be raised by the development, and either what sort of changes would be needed to make it supportable, or, in the event of insufficient changes being likely, what the grounds for refusal would be;
 - Identify what level of community consultation would be expected in order to comply with the Council's Statement on Community Involvement;
 - Set out the nature and quality of information which would need to accompany any subsequent application in order for it to be validated;
 - Establish, as a minimum the Heads of Terms that are needed to be included in any Section 106 Agreement; but preferably have discussed in detail the agreement to enable a S106 agreement to be submitted with the application;
 - Be based on site visit information made by officers of the Council.

With the exception of householder schemes (below), the service would establish a mutually agreeable timetable to conclude the pre-application process and provide the written response and this is likely to take between 2-6 months depending upon the complexity of the issues raised. The users of the service may seek to impose a refund of some of the charges if the Council is unable to meet the agreed timescales.

For Householder Schemes (works or alterations to an existing residential dwelling, including extensions, garages, satellite dishes, garden structures etc) advice would:-

- Be provided in writing;
- Include references to all relevant planning policies and planning history;
- Be provided on a without prejudice basis because it cannot constrain the Planning and Licensing Committee which is entitled to not accept the officer recommendation if there are good and justifiable planning reasons not to do so;
- Set out clearly the issues which would be raised by the development, and either what sort of changes would be needed to make it supportable, or, in the event of insufficient changes being likely, what the grounds for refusal would be;
- Set out the nature and quality of information which would need to accompany any subsequent application in order for it to be validated;
- Provide the guidance of the case officer who would deal with any subsequent application and any other useful contact details.

Every effort will be made to deal with your enquiry within 6 weeks. If for any reason officers have to ask you to agree to extend the period for response, then your co-operation will be appreciated.