

Winchester City Council

Charges for Building Regulation Applications

Applicable from 1st April 2016

Domestic Extensions and Alterations

The charges for building regulation work are required to cover the cost of providing the service.

There are two methods of establishing the charge for building works:

1. Standard charges
2. Individually determined charges

The charges for the majority of domestic extensions and alterations are standard charges and are listed in the attached tables.

If the charge for your building regulation work is not listed as a standard charge it will be individually determined.

Application Types

Full Plans Applications – where detailed drawings are being deposited the deposit charge must accompany the application. The commencement charge will be invoiced after the first inspection.

Building Notice Applications – this is an alternative option to submitting a Full Plans application. If you are making this type of application the Building Notice Charge must accompany the application.

Regularisation Charge – work carried out without permission attracts a charge equal to 140% of the corresponding Building Notice Net Charge. Please contact Building Control.

Reduction in Plan Charges

- Repetitive work may attract a reduction of 25% per application.

Supplementary Charges – where electrical work is carried out by a person who is NOT a 'competent person' registered with a Government approved self certification scheme an additional charge will be made as follows:

- Certified notifiable electrical work £138
- Non certified notifiable electrical work £438

If the work is considered to require a structural check then an additional charge will be payable.

- Structural Check from £240

Exemptions – works provided for the sole purpose of providing access, accommodation or facilities for disabled persons relating to dwellings and public buildings do not attract an application charge.

Payment Details – Cheques should be made payable to 'Winchester City Council'. Payment may also be made by cash or debit card. Please call Building Control on 01962 848176.

TABLE B
Domestic Extensions to a single building
Including VAT

SINGLE STOREY EXTENSIONS				
Category	Description	Full Plans Deposit Charge	Full Plans Commencement Charge	Building Notice Charge
1	Single Storey Extension floor area not exceeding 10m ²	200	295	495
2	Single Storey Extension floor area exceeding 10m ² but not exceeding 40m ²	200	460	660
3	Single Storey Extension floor area exceeding 40m ² but not exceeding 100m ²	200	625	825
TWO STOREY EXTENSIONS				
Category	Description	Full Plans Deposit Charge	Full Plans Commencement Charge	Building Notice Charge
4	Two Storey Extension not exceeding 40m ²	200	501	701
5	Two Storey Extension exceeding 40m ² but not exceeding 200m ²	200	625	825
LOFT CONVERSIONS				
Category	Description	Full Plans Deposit Charge	Full Plans Commencement Charge	Building Notice Charge
6	Loft Conversion that does not include the construction of a dormer up to 60m ²	200	336	536
7	Loft Conversion that includes the construction of a dormer up to 60m ²	200	419	619

GARAGES AND CARPORTS

Category	Description	Full Plans Deposit Charge	Full Plans Commencement Charge	Building Notice Charge
8	Erection or extension of a non exempt attached or detached domestic single storey garage or carport up to 100m ²	200	213	413
9	Erection or extension of a detached garage building with a first floor over with combined internal floor area not exceeding 150m ² (Non sleeping use)	200	295	495

OTHER

Category	Description	Full Plans Deposit Charge	Full Plans Commencement Charge	Building Notice Charge
10	Conversion or partial conversion of a garage to a habitable room(s)	200	172	372

TABLE C
Domestic Alterations to a single building
Including VAT

Category		Full Plans Deposit Charge	Full Plans Commencement Charge	Building Notice Charge
1	Underpinning	200	419	619
2	Renovation of a thermal element to a single dwelling	200	95	295
ALTERATIONS				
Category		Full Plans Deposit Charge	Full Plans Commencement Charge	Building Notice Charge
3	Alterations, Installation of Fittings (not electrical) and/or Structural Alterations (if ancillary to the building of the extension no additional charge)			
	Estimated cost less than £1,000	200	Included in deposit charge	200
	Estimated cost between £1,001 and £2,000	300	Included in deposit charge	300
	Estimated cost between £2,001 and £5,000	200	212	412
	Estimated cost between £5,000 and £25,000	200	254	454
	Estimated cost between £25,001 and £50,000	200	501	701
	Estimated cost between £50,001 and £75,000	200	666	866
	Estimated cost between £75,001 and £100,000	200	920	1120

WINDOW AND DOOR REPLACEMENT

Category		Full Plans Deposit Charge	Full Plans Commencement Charge	Building Notice Charge
4	Window Replacement			
	Per 1-4 window installations	165	Included in deposit charge	165
	Per installation over 5 but less than 20 windows	248	Included in deposit charge	248

Category		Charge
5	Electrical work (not competent persons scheme)	
	Self Certificated Electrical Work	126
	Non Certificated Electrical Work	438

IMPORTANT NOTES

These charges have been set by the authority on the basis that the building work does not consist of, or include, innovative or high risk construction techniques (details available from the authority) and/or the duration of the building work from commencement to completion does not exceed 12 months.

The charges have also been set on the basis that the design and building work is undertaken by a person or company that is competent to carry out the relevant design and building work. If they are not, the work may incur supplementary charges.

INDIVIDUALLY DETERMINED CHARGES

If the work you are carrying out is not listed as a standard charge, the charge will be individually determined.

This method of determining the charge mainly relates to larger schemes and includes the following types of building work:

1. Single storey extensions with a floor area exceeding 100m².
2. Two storey extensions with a floor area exceeding 200m².
3. Attached or detached garages with a floor area exceeding 100m².
4. Domestic alterations where the estimated cost of the building work exceeds £75,000.
5. Any other work not described in the Schedule of Fixed Charges.
6. A reversion charge for all project types.

If your building work is defined as required an individual assessment of a charge you should contact the following:

Chris Griffith-Jones, Head of Building Control on 01962 848151, Graham Walsgrove Building Control Team Manager on 01962 848353 or Derek Philpot Building Control Team Manager on 01962 848171 who will advise on the appropriate level of charge. Alternatively email:

buildingcontrol@winchester.gov.uk

For further advice or assistance please contact your local building control office:

Winchester Building Control Department

Tel: 01962 848176

buildingcontrol@winchester.gov.uk

Submitting your Application: Applications may be deposited in person, by post or electronically using our on-line submission systems:

go to www.submitaplan.com

or e-mail buildingcontrol@winchester.gov.uk