# Winchester City Council Charges for Building Regulation Applications Applicable from 1st April 2017

### **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**

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

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

<u>Regularisation Charge</u> – 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.

<u>Supplementary Charges</u> – 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
 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.

<u>Payment Details</u> – 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 S	TOREY EXTENSIONS	
			Full Plans	Charge
Category	Description	Building Notice Charge	Deposit (Payable with application)	Balance (Will be invoiced after commencement)
1	Single Storey Extension floor area not exceeding 10m²	520	250	270
2	Single Storey Extension floor area exceeding 10m² but not exceeding 40m²	693	250	443
3	Single Storey Extension floor area exceeding 40m² but not exceeding 100m²	866	250	616
		TWO STOREY	EXTENSION	
0-1	Decemberation	Building	Full Plans	Charge
Category	Description	Notice Charge	Deposit (Payable with application)	Balance (Will be invoiced after commencement)
4	Two Storey Extension not exceeding 40m²	736	250	486
5	Two Storey Extension exceeding 40m² but not exceeding 200m²	909	250	659
		LOFT CONV	/ERSIONS	
Category	Description	Building Notice	Full Plans Charge	
		Charge	Deposit (Payable with application)	Balance (Will be invoiced after commencement)
6	Loft Conversion that does not include the construction of a dormer up to 60 m <sup>2</sup>	563	250	313
7	Loft Conversion that includes the construction of a dormer up to 60 m <sup>2</sup>	650	250	400

	G	ARAGES AND C	ARPORTS		
			Full Plans Charge		
Category	Description	Building Notice Charge	<b>Deposit</b> (Payable with application)	Balance (Will be invoiced after commencement)	
8	Erection or extension of a non-exempt attached or detached domestic single storey garage or carport up to 100m <sup>2</sup>	434	250	184	
9	Erection or extension of a detached garage building with a first floor over with combined internal floor area not exceeding 150m <sup>2</sup> (Non sleeping use)	520	250	270	
		OTHER			
Category	Description	Building	Full Plans Charge		
		Notice Charge	Deposit (Payable with application)	Balance (Will be invoiced after commencement)	
10	Conversion or partial conversion of a garage to a habitable room(s)	390	250	140	

# **TABLE C** Domestic Alterations to a single building Including VAT

Category B		Building Notice Charge	Full Plans Charge	
		G.i.a. gC	Deposit (Payable with application)	Balance (Will be invoiced after commencement)
1	Underpinning	650	250	400
2	Renovation of a thermal element to a single dwelling	310	250	60
		ALTERATIO	NS	
	Category	Building Notice Charge	Full Plans	
			Deposit	Balance
3	Alterations, Installation of Fittings (not electrical) and/or Structural Alteration (if ancillary to the building the extension no addition charge)	ons g of		
	Estimated cost less than £1,000	210	210	Included in deposit charge
	Estimated cost between £1,001 and £5,000	315	315	Included in deposit charge
	Estimated cost between £5,000 and £25,000	433	250	183
	Estimated cost between £25,001 and £50,000	736	250	486
	Estimated cost between £50,001 and £75,000	909	250	659
	Estimated cost between £75,001 and £100,000	1176	250	926

	WINDOW AND DOOR REPLACEMENT				
Category		Building Notice Charge		Full Plans Charge	
				Deposit	Balance
4	Windows/ Doors Replacement				
	Per 1-4 window/ door installations	200		200	Included in deposit charge
	Per installation over 5 but less than 20 windows/ doors	250		250	Included in deposit charge

	Category	Charge
5	Electrical work (not competent persons scheme)	
	Self Certificated Electrical Work	138
	Non Certificated Electrical Work	438

	Category	Charge	
6	Installation of sewage treatment plant	300	

#### **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 100m<sup>2</sup>.
- 2. Two storey extensions with a floor area exceeding 200m<sup>2</sup>.
- 3. Attached or detached garages with a floor area exceeding 100m<sup>2</sup>.
- 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: <a href="mailto:buildingcontrol@winchester.gov.uk">buildingcontrol@winchester.gov.uk</a>

### 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