Winchester City Council Charges for Building Regulation Applications Applicable from 1st April 2021

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 balance will be invoiced after the first inspection.

Building Notice Applications – 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.

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 £156
- Non certified notifiable electrical work £496

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

Structural Check from £272

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 debit or credit card following registration.

TABLE B Domestic Extensions to a single building

	1				
		SINGLE S	TOREY EXTENSIONS Full Plans	Chargo	
Category	Description	Building Notice Charge	Deposit (Payable with application)	(Will be invoiced after commencement)	
1	Single Storey Extension floor area not exceeding 10m ²	590	250	340	
2	Single Storey Extension floor area exceeding 10m ² but not exceeding 40m ²	785	250	535	
3	Single Storey Extension floor area exceeding 40m ² but not exceeding 100m ²	981	250	731	
		TWO STOREY			
Category	Description	Building Notice Charge	Full Plans (Deposit (Payable with application)	Charge Balance (Will be invoiced after	
4	Two Storey Extension not exceeding 40m ²	834	250	commencement) 584	
5	Two Storey Extension exceeding 40m ² but not exceeding 200m ²	1030	250	780	
		LOFT CON	VERSIONS		
Category	ntegory 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 ²	638	250	388	
7	Loft Conversion that includes the construction of a dormer up to 60 m ²	737	250	487	

	G	ARAGES AND C	ARPORTS	
			Full Plans	Charge
Category	Description	Building Notice Charge	Deposit (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 ²	492	250	242
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)	590	250	340
		OTHER		
Category	Description	Building	Full Plans	Charge
<u>-</u>		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)	442	250	192

TABLE C Domestic Alterations to a single building Including VAT

Category B		Building Notice Charge	Full Plans Charge	
			Deposit (Payable with application)	Balance (Will be invoiced after commencement)
1	Underpinning	737	250	487
2	Renovation of a thermal element to a single dwelling	351	351	Included in deposit charge
		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	238	238	Included in deposit charge
	Estimated cost between £1,001 and £5,000	356	250	106
	Estimated cost between £5,000 and £25,000	491	250	241
	Estimated cost between £25,001 and £50,000	834	250	584
	Estimated cost between £50,001 and £75,000	1030	250	780
	Estimated cost between £75,001 and £100,000	1332	250	1082

	WINDOW AND DOOR REPLACEMENT				
Category		Building Notice Charge		Full Plans Charge	
		5		Deposit	Balance
4	Windows/ Doors Replacement				
	Per 1-4 window/ door installations	227		227	Included in deposit charge
	Per installation over 5 but less than 20 windows/ doors	284		284	Included in deposit charge

	Category	Charge
5	Electrical work (not competent persons scheme)	
	Self Certificated Electrical Work	156
	Non Certificated Electrical Work	496

	Category	Charge	
6	Installation of sewage treatment plant	340	

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 £100,000.
- 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 please contact the Building Control Manager Rosie Pye by email with details of the proposals on 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: <u>www.winchester.gov.uk/buildingcontrol</u> Online Application Form (requires payment) or e-mail <u>buildingcontrol@winchester.gov.uk</u>