

BUILDING CONTROL

FEES AND CHARGES

2024 - 2025



Winchester
City Council

1. Building Control

1.1 Standard charges – for the creation or conversion of New Housing

Description	Details/ Type	2023/24 Fee £	2024/25 Fee £
	2 Dwellings	1,326.00	1,486.00
	3 Dwellings	1,669.00	1,870.00
	4 Dwellings	2,012.00	2,254.00
	5 Dwellings	2,356.00	2,639.00
	6 Dwellings	2,698.00	3,022.00

(Fees include VAT if applicable).

An alternative to a Building Notice Application is a Full Plans Application where detailed drawings are being deposited. For this type of application deposits of approximately 25% of the above rates are collected with application; and the balance is invoiced after commencement.

For 7 or more dwellings or if the floor area exceeds 300m² the charge is individually assessed.

1.2 Building Notice Charge – Domestic Extensions to a Single Building

Description	Details/ Type	2023/24 Fee £	2024/25 Fee £
Single Storey Extensions – Building Charge Notice	Single storey extension floor area not exceeding 10m ²	590.00	661.00
	Single storey extension floor area exceeding 10m ² but not exceeding 40m ²	785.00	880.00
Single Storey Extensions – Building Charge Notice	Single storey extension floor area exceeding 40m ² but not exceeding 100m ²	981.00	1,099.00

Description	Details/ Type	2023/24 Fee £	2024/25 Fee £
Two Storey Extensions	Two storey extension floor area not exceeding 40m ²	834.00	935
	Two storey extension floor area exceeding 40m ² but not exceeding 200m ²	1,030.00	1,154.00
Loft Conversions	Loft Conversion that does not include the construction of a dormer up to 60m ²	638.00	715.00
	Loft Conversion that includes the construction of a dormer up to 60m ²	737.00	826.00
Garages and Carports	Erection or extension of a non-exempt attached or detached domestic single storey garage or carport up to 100m ²	492.00	552.00
	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)	590.00	661.00
Other	Conversion or partial conversion of a garage to a habitable room (s)	442.00	496.00

(Fees include VAT if applicable).

An alternative to a Building Notice Application is a Full Plans Application where detailed drawings are being deposited. For this type of application, a deposit of £250 is collected with application; the balance is invoiced after commencement.

1.3 Building Notice Charge – Domestic Alterations to a Single Building

Description	Details/ Type	2023/24 Fee £	2024/25 Fee £
Underpinning		737.00	826.00
Renovation of a thermal element to a single dwelling		351.00	394.00
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*	238.00	267.00
	Estimated cost between £1,001 and £5,000*	356.00	399.00
	Estimated cost between £5,001 and £25,000	491.00	550.00
	Estimated cost between £25,001 and £50,000	834.00	935.00
	Estimated cost between £50,001 and £75,000	1,030.00	1,154.00
	Estimated cost between £75,001 and £100,000	1,332.00	1,492.00
Window and Door Replacement	Per 1-4 window/ door installations*	227.00	255.00
	Per installation over 5 but less than 20 windows/ doors*	284.00	319.00

(Fees include VAT if applicable).

An alternative to a Building Notice Application is a Full Plans Application where detailed drawings are being deposited. For this type of application, a deposit of £250 is collected with application (exceptions as per below); the balance is invoiced after commencement.

*Full charge collected on application.

1.4 Standard Charges – All other non-domestic work – extensions and new build

Description	Details/ Type	2023/24 Fee £	2024/25 Fee £
Other Residential (Institutional and Other)/ Assembly and Recreation Use/ All Other Use Classes	Floor area not exceeding 10m ²	1,080.00	1,210.00
	Floor area exceeding 10m ² but not exceeding 40m ²	1,285.00	1,440.00
	Floor area exceeding 40m ² but not exceeding 100m ²	1,491.00	1,591.00
Industrial and Storage Usage	Floor area not exceeding 10m ²	770.00	863.00
	Floor area exceeding 10m ² but not exceeding 40m ²	873.00	978.00
	Floor area exceeding 40m ² but not exceeding 100m ²	1,080.00	1,210.00

(Fees include VAT if applicable).

An alternative to a Building Notice Application is a Full Plans Application where detailed drawings are being deposited. For this type of application, a deposit of £300 is collected with application; the balance is invoiced after commencement.

1.5 Standard charges – All other non-domestic work – alterations

Description	Details/ Type	2023/24 Fee £	2024/25 Fee £
Underpinning Works (with an estimated cost of works less than £50,000)		770.00	863.00
Window and Door Replacement	1-10 Installations per property*	227.00	255.00
	10-20 Installations per Individual Property*	284.00	319.00
Renovation of a Thermal Element (with an estimated		664.00	744.00

Description	Details/ Type	2023/24 Fee £	2024/25 Fee £
cost of works less than £50,000)			
Alterations not described elsewhere	Estimated cost less than £5,000	411.00	461.00
	Estimated cost between £5,001 and £25,000	565.00	633.00
	Estimated cost between £25,001 and £50,000	873.00	978.00
	Estimated cost between £50,001 and £100,000	1,080.00	1,210.00
Installation of Raised Storage Platform (Mezzanine Floor) less than 300m ²		977.00	1,095.00
Office or Shop Fit Out less than 300m ²		567.00	636.00

(Fees include VAT if applicable).

An alternative to a Building Notice Application is a Full Plans Application where detailed drawings are being deposited. For this type of application, a deposit of £250 is collected with application (exceptions as per below); the balance is invoiced after commencement.

*Full charge collected on application.

1.6 Other charges/ reductions/ exemptions

Description	Details/ Type	2023/24 Fee £	2024/25 Fee £
Exemption	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.	N/A	N/A

Description	Details/ Type	2023/24 Fee £	2024/25 Fee £
Regularisation Charge	Work carried out without permission attracts a charge equal to 140% of the corresponding Building Notice Net Charge	N/A	N/A
Reduction in Plan Charges	Repetitive work may attract a reduction of 25% per application.	N/A	N/A
Supplementary Charges	Certified notifiable electrical work	156.00	175.00
	Non-certified notifiable electrical work	296.00	332.00
	Structural check	272.00	305.00

(Fees include VAT if applicable).