

Fees for Planning Applications

This document summarises the fees payable to Sheffield City Council for the various types of planning application. For full details of fees payable and the whole planning process, please refer to: <http://www.sheffield.gov.uk/in-your-area/planning-and-city-development>

Concessionary fees and exemptions

<i>Type</i>	<i>Fees payable</i>
Works to improve a disabled person's access to a public building, or to improve his/her access, safety, health or comfort at his/her dwellinghouse.	No Fee
Applications by parish councils etc (including advertisement applications)	Half the normal fee
Applications required because of the removal of permitted development rights by a condition or by an Article 4 direction.	No Fee
Playing Fields (for sports clubs etc).	£265
Revised or fresh application for development of the same character or description within 12 months of refusal, or of the making of the earlier application if withdrawn, or within 12 months of expiry of the statutory 8 weeks period where the applicant has appealed to the Secretary of State on the grounds of non-determination.	No fee
Revised or fresh application for development of the same character or description within 12 months of receiving permission.	No fee
Alternative applications for one site.	Highest of the fees applicable for each alternative and a sum equal to half the rest
Development crossing planning authority boundaries, requiring several applications.	Only one fee, paid to the authority having the larger site but calculated for whole scheme and subject to special ceiling.
Reserved matters where applicant's earlier reserved matters applications have incurred total fees equaling that for a full application for entire scheme.	£265
An application for renewal of planning permission and: - (a) A planning permission has previously been granted for the development which has not yet begun, and (b) A limit as to the time by which the development must be begun was imposed and has not yet expired.	£135
Application for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted (including an extension of a Planning permission).	£135

First Floor
1 St James Row
Sheffield S1 2EU

T +44 (0)114 223 2345
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info@creativesheffield.co.uk
www.creativesheffield.co.uk

Registered in England
No 5247948

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Category of Development

<i>I. Operations</i>	<i>Fees payable</i>
<p>1. The erection of dwellinghouses (other than development within category 6 below).</p>	<p>(a) Where the application is for outline planning permission and-</p> <ul style="list-style-type: none"> (i) The site area does not exceed 2.5 hectares, £265 for each 0.1 hectare of the site area; (ii) The site area exceeds 2.5 hectares, £6,625 and an additional £80 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £25,000. <p>(b) In other cases-</p> <ul style="list-style-type: none"> (i) Where the number of dwellinghouses to be created by the development is 50 or fewer, £265 for each dwellinghouse; (ii) Where the number of dwellinghouses to be created by the development exceeds 50, £13,250, and an additional £80 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £50,000.
<p>2. The erection of buildings (other than buildings coming within categories 1,3,4,5 or 7)</p>	<p>(a) Where the application is for outline planning permission and-</p> <ul style="list-style-type: none"> (i) The site area does not exceed 2.5 hectares, £265 for each 0.1 hectare of the site area; (ii) The site area exceeds 2.5 hectares, £6,625, and an additional £80 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £25,000. <p>(b) In other cases-</p> <ul style="list-style-type: none"> (i) Where no floor space is to be created by the development, £135; (ii) Where the area of gross floor space to be created by the development does not exceed 40 square metres, £135; (iii) Where the area of the gross floor space to be created by the development exceeds 40 square metres, but does not exceed 75 square metres, £265. (iv) Where the area of gross floor space to be created by the development exceeds 75 sq. metres, but does not exceed 3750 square metres, £265 for each 75 sq. metres of that area. (v) Where the area of gross floor space to be created by the development exceeds 3750 square metres, £13,250, and an additional £80 for each 75 square metres in excess of 3750 square metres, subject to a maximum in total of £50,000.

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<p>3). The erection, on land used for the purposes of agriculture, of buildings to be used for agricultural purposes (other than buildings coming within category</p>	<p>(a) Where the application is for outline planning permission and – (i) The site area does not exceed 2.5 hectares, £265 for each 0.1 hectare of the site area; (ii) The site area exceeds 2.5 hectares, £6,625, and an additional £80 for each additional 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £25,000.</p> <p>(b) In other cases – (i) Where the area of gross floor space to be created by the development does not exceed 465 square metres, £50; (ii) Where the area of gross floor space to be created by the development exceeds 465 square metres but does not exceed 540 square metres, £265; (iii) Where the area of the gross floor space to be created by the development exceeds 540 square metres but does not exceed 4215 square metres, £265 for the first 540 square metres, and an additional £265 for each 75 square metres in excess of 540 square metres; and (iv) Where the area of gross floor space to be created by the development exceeds 4215 square metres, £13,250, and an additional £80 for each 75 square metres in excess of 4215 square metres, subject to a maximum in total of £50,000.</p>
<p>4). The erection of glasshouses on land used for the purposes of agriculture.</p>	<p>(a) Where the gross floor space to be created by the development does not exceed 465 square metres, £50;</p> <p>(b) Where the gross floor space to be created by the development exceeds 465 square metres, £1,495</p>
<p>5). The erection, alteration or replacement of plant or machinery.</p>	<p>(a) Where the site area does not exceed 5 hectares, £265 for each 0.1 hectare of the site area;</p> <p>(b) where the site area exceeds 5 hectares, £13,250, and an additional £80 for each 0.1 hectare in excess of 5 hectares, subject to a maximum in total of £50,000.</p>
<p>6). The enlargement, improvement or alteration of existing dwellinghouse</p>	<p>(a) Where the application relates to one dwellinghouse, £135;</p> <p>(b) where the application relates to 2 or more dwellinghouses, £265.</p>

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<p>7). The carrying out of operations (including the erection of a building) within the curtilage of an existing dwellinghouse, for purposes ancillary to the enjoyment of the dwellinghouse as such, or the erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwellinghouse; OR the construction of carparks, service roads and other means of access on land used for the purposes of a single undertaking, where the development is required for a purpose incidental to the existing use of the land.</p>	<p>£135</p>
<p>8). The carrying out of any operations connected with exploratory drilling for oil or natural gas.</p>	<p>(a) Where the site area does not exceed 7.5 hectares, £265 for each 0.1 hectares of the site area;</p> <p>(b) where the site area exceeds 7.5 hectares, £19,875, and an additional £80 for each 0.1 hectare in excess of 7.5 hectares, subject to a maximum in total of £50,000.</p>
<p>9). The carrying out of any operations not coming within any of the above categories.</p>	<p>(a) In the case of operations for the winning and working of minerals</p> <p>(i) Where the site area does not exceed 15 hectares, £135 for each 0.1 hectare of the site area;</p> <p>(ii) Where the site area exceeds 15 hectares, £20,250, and an additional £80 for each 0.1 hectare in excess of 15 hectares, subject to maximum in total of £50,000;</p> <p><i>(b) In any other case, £135 for each 0.1 hectare of the site area, subject to a maximum of £1,350.</i></p>

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<i>II. Uses of Land</i>	<i>Fees payable</i>
<p>10). The change of use of a building to use as one or more separate dwellinghouses.</p>	<p>(a) Where the change of use is from a previous use as a single dwellinghouse to use as two or more single dwellinghouses-</p> <p>(i) Where the change of use is to use as 50 or fewer dwellinghouses, £265 for each additional dwellinghouse;</p> <p>(ii) Where the change of use is to use as more than 50 dwellinghouses £13,250, and an additional £80 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £50,000;</p> <p>(b) In all other cases-</p> <p>(i) Where the change of use is to use as 50 or fewer dwellinghouses, £265 for each dwellinghouse;</p> <p>(ii) Where the change of use is to use as more than 50 dwellinghouses £13,250, and an additional £80 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £50,000.</p>
<p>11).</p> <p>(a) The use of land for the disposal of refuse or waste materials or for the deposit of material remaining after minerals have been extracted from land; or</p> <p>(b) For use of land for the storage of minerals in the open.</p>	<p>(a) Where the site area does not exceed 15 hectares, £135 for each 0.1 hectare of the site area;</p> <p>(b) where the site area exceeds 15 hectares £20,250, and an additional £80 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £50,000.</p>
<p>12). The making of a material change in the use of a building or land (other than a material change of use coming within any of the above categories).</p>	<p>£265</p>