

Fees for planning applications, amendments, deemed applications, and site visits in Wales from 1st December 2025

Application

The following sets out the amount of fees payable that **will take effect in Wales on 1st December 2025**, rounded to the nearest £1.

These fees do not apply to those applications, amendments, deemed applications and site visits made before 1st December 2025.

Categories

The first column of the table identifies the regulation number in the 2015 Fees Regulations (as amended) which provides for a fee to be paid. The second column sets out the amount and or nature of the fee payable for that regulation.

- (FCR) Denotes fee categories placed on the Full Cost Recovery Pathway
- (*) Fee categories increased by inflation only

Fee Category / Regulation with the 2015 Fee Regulations	Fee payable
<i>10. Fees in respect of deemed applications</i>	
4(a) where an application would have been made to the relevant authority, twice the amount of the fee which would have been payable in respect of the application	Twice the amount of the fee which would have been paid.
<i>11. Fees for applications for certificates of lawful use or development</i>	
11(3)(a). In the case of an application under section 191(1)(a) or (b) (or under both paragraphs)	The amount that would be payable for the use specified in the application
11(3)(b). An application made under section 191(1)(c) of the Town and Country Planning Act 1990.	£383 (FCR)
11(3)(c). In the case of application under section 192(1)(a) or (b) (or under both paragraphs)	Half the amount that would be payable for the use specified in the application
11(9) Where an application is made by or on behalf of a community council, the fee payable is one half of the amount that would otherwise be payable	One half of the amount that would otherwise be payable

13. Fees for certain applications under the General Permitted Development Order	
13(1)(a). Where an application is made to a local planning authority for their determination as to whether the prior approval of the authority will be required in relation to development under Schedule 2 to the GDPO, a fee must be paid to the authority for applications under Part 6 (agricultural buildings and operations), applications under Part 7 (forestry buildings and operations) and applications under Part 11 (demolition).	£223 (FCR)
13(1)(b). Where an application is made to a local planning authority for their determination as to whether the prior approval of the authority will be required in relation to development under Schedule 2 to the GDPO, a fee must be paid to the authority for applications under Part 24 (communications).	£667 (FCR)
14. Fees in respect of the monitoring of mining and landfill sites	
14(4). Where the whole or part of a site is active.	*£493 per visit (subject to a maximum of 8 visits per 12 months)
14(5). Where the site is inactive.	*£166 per visit (subject to 1 visit per 12 months)
15. Fees for applications made under planning condition	
15(1)(a). Where an application is made to a local planning authority under Article 23 of the DMP(W)O 2012 and where the application relates to a permission for development which falls within category 6 or 7 specified in the table set out in Part 2 of Schedule 1.	£123 (FCR)
15(1)(b). Where an application is made to a local planning authority under Article 23 of the DMP(W)O 2012 in any case other than those specified under paragraph 15(1)(a).	£242 (FCR)
16. Fees for non-material changes to planning permission	
16(1)(a). Applications made under section 96A(4) of the Town and Country Planning Act 1990 and the application is a householder application.	£123 (FCR)
16(1)(b). Applications made under section 96A(4) of the Town and Country Planning Act 1990 and the application is anything other than a householder application.	£242 (FCR)

16A. Fees for post-submission amendments to major development	
16A (3). Where an amendment to a valid application for major development is submitted to a local planning authority in accordance with Article 22(1A) of the DMP(W)O 2012 a fee must be paid.	*£283
16B Fees for applications for certificates of appropriate alternative development	
16B (2) Fees for applications for certificates of appropriate alternative development	*£283

Schedule 1

Fees in respect of applications and deemed applications for planning permission or for approval of reserved matters

Part 1: Fees payable under regulation 3 or regulation 10

Fee Category / Regulation with the 2015 Regulations	Proposed fee payable
Paragraph number of Schedule 1 Part 1	
2. Where an application or deemed application is made or deemed to be made by or on behalf of a community council.	50% of original fee
3(1). Where an application or deemed application is made or deemed to be made by or on behalf of a club, society or other organisation (including any persons administering a trust) which is not established or conducted for profit and whose objects are the provision of facilities for sport or recreation.	£475 (FCR)
4. Application for approval of one or more reserved matters following outline approval.	Full fee due, or if full fee already paid then the fee payable is: £592 (FCR)
5. Applications made under section 73 of the Town and Country Planning Act 1990.	£383 (FCR)
5A(3)(a). Applications made under section 73 of the Town and Country Planning Act 1990, following refusal of an application under section 96A for a non-material amendment, or where the local planning authority have not given notice of their decision in respect of an	The fee set out is the difference between the cost of a s.73 application and a s.96A application for householder applications.

earlier application with the time specified in article 28A(7) of the DMP(W)O 2012, for householder applications.	
5A(3)(b). Applications made under section 73 of the Town and Country Planning Act 1990, following refusal of an application under section 96A for a non-material amendment, or where the local planning authority have not given notice of their decision in respect of an earlier application with the time specified in article 28A(7) of the DMP(W)O 2012, for any other case.	The fee set out is the difference between the cost of a s.73 application and a s.96A application in any other case.
6(a). An application relating to development carried out without planning permission.	Where the application relates to development carried out without planning permission, the fee that would be payable if the application were for planning permission to carry out the development
6(b). An application relating to any other case.	*£283
7. Applications for planning permission to extend a time limit under sections 91 or 92 of the Town and Country Planning Act 1990, where planning permission has previously been granted for development which has not yet begun.	£383 (FCR)
8. Applications made for planning permission or for reserved matters that straddle the boundary or boundaries between the areas of two or more LPAs.	The normal fee payable to each LPA.
9. An application for planning permission containing two or more alternative proposals (all alternatives being submitted on the same site by the same applicant)	The fee amount for each alternative is calculated. The fee payable is the highest fee calculated, plus half the sum for the others.
13(2)(a). Applications for outline planning permission for development falling into more than one category, where the site area does not exceed 2.5 hectares.	£667 per 0.1ha (FCR)
13(2)(b). Applications for outline planning permission for development falling into more than one category, where the site area does exceed 2.5 hectares.	£16,675 base fee £154 per 0.1ha above 2.5ha £203,380 maximum fee

	(FCR)
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Part 2 – Scale of Fees in Respect of Applications Made or Deemed to be Made:

Fee Category / Regulation with the 2015 Regulations	Proposed fee payable
Category of Development	
I. Operations	
1. The erection of dwellinghouses (other than development within category 6 below).	<p>(a) where the application is for outline planning permission and –</p> <p>(i) the site area does not exceed 1.2 hectares, £667 for each 0.1 hectare of the site area,</p> <p>(ii) the site area exceeds 1.2 hectares, £8,004 and an additional £154 for each 0.1 hectare in excess of 1.2 hectares, subject to a maximum total of £203,380;</p> <p>(b) in other cases –</p> <p>(i) where the number of dwellinghouses to be created by the development is 25 or fewer, £667 for each dwellinghouse,</p> <p>(ii) where the number of dwellinghouses to be created by the development exceeds 25, £16,675 and an additional £154 for each dwellinghouse in excess of 25 dwellinghouses, subject to a maximum in total of £406,761</p> <p>(FCR)</p>
2. The erection of buildings (other than buildings in categories 1, 3, 4, 5 or 7)	(a) Where the application is for outline planning permission and –

	<p>(i) the site area does not exceed 2.5 hectares, £667 for each 0.1 hectare of the site area,</p> <p>(ii) the site area exceeds 2.5 hectares, £16,675 and an additional £154 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £203,380;</p> <p>(b) in other cases –</p> <p>(i) where no floor space is to be created by the development or where the area of gross floor space to be created by the development does not exceed 40 square metres, £383</p> <p>(ii) 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, £667,</p> <p>(iii) where the area of gross floor space to be created by the development exceeds 75 square metres, £585 for each 75 square metres (or part thereof), subject to a maximum in total of £406,761.</p> <p><i>(FCR)</i></p>
3. The erection, on land used for the purpose of agriculture, of buildings to be used for agricultural purposes (other than Buildings in category 4).	<p>(a) Where the application is for outline planning permission and—</p> <p>(i) the site area does not exceed 2.5 hectares, £667 for each 0.1 hectare of the site area,</p> <p>(ii) the site area exceeds 2.5 hectares, £16,675 and an additional £154 for each 0.1 hectare in excess of 2.5 hectares,</p>

	<p>subject to a maximum in total of £203,380.</p> <p>(b) in other cases—</p> <p>(i) where no floor space is to be created by the development or where the area of gross floor space to be created by the development does not exceed 465 square metres, £205,</p> <p>(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, £667,</p> <p>(iii) where the area of gross floor space to be created by the development exceeds 540 square metres, £585 and an additional £585 for each 75 square metres (or part thereof) in excess of 540 square metres, subject to a maximum in total of £406,761.</p> <p>(FCR)</p>
4. The erection of glasshouses on land use for the purposes of agriculture.	<p>(a) Where the gross floor space to be created by the development does not exceed 465 square metres, £205; (FCR)</p> <p>(b) where the gross floor space to be created by the development exceeds 465 square metres, £3,313. (FCR)</p>
5. The erection, alteration or replacement of plant or machinery.	<p>(a) Where the site area does not exceed 5 hectares, £667 for each 0.1 hectare of the site area; (FCR)</p> <p>(b) where the site area exceeds 5 hectares, £33,350 and an additional £197 for each 0.1 hectare in excess of 5 hectares,</p>

	subject to a maximum in total of £406,761 . (FCR)
6. The enlargement, improvement or other alteration of existing dwellinghouses.	<p>a) Where the application relates to one dwellinghouse, £585; (FCR)</p> <p>(b) where the application relates to 2 or more dwellinghouses, £820. (FCR)</p>
7. (a) 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	*£283 in each case
(b) the construction of car parks, 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.	£383 in each case (FCR)
8. The carrying out of any operations connected with exploratory drilling for oil or natural gas.	<p>(a) Where the site area does not exceed 7.5 hectares, £667 for each 0.1 hectares of the site area;</p> <p>(b) where the site area exceeds 7.5 hectares, £50,025 and an additional £197 for each 0.1 hectare in excess of 7.5 hectares, subject to a maximum in total of £406,761. (FCR)</p>
9. The carrying out of any operations not coming within any of the above categories.	<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, £374 for each 0.1 hectare of the site area, (FCR)</p>

	<p>(ii) where the site area exceeds 15 hectares, £56,100 and an additional £197 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £108,470; (FCR)</p> <p>(b) in any other case, £296 for each 0.1 hectare of the site area, subject to a maximum of £406,761. (FCR)</p>
<i>I. Uses of land</i>	
10. The change of use of a building to use as one or more separate dwellinghouses	<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 25 or fewer dwellinghouses, £667 for each additional dwellinghouse, (FCR)</p> <p>(ii) where the change of use is to use as more than 25 dwellinghouses, £16,675 and an additional £197 for each dwellinghouse in excess of 25 dwellinghouses, subject to a maximum in total of £406,761; (FCR)</p> <p>(b) in all other cases—</p> <p>(i) where the change of use is to use as 25 or fewer dwellinghouses, £585 for each dwellinghouse, (FCR)</p> <p>(ii) where the change of use is to use as more than 25 dwellinghouses, £14,625 and an additional £197 for each dwellinghouse in excess of 25</p>

	dwellinghouses, subject to a maximum in total of £406,761 . (FCR)
11. 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 for the storage of minerals in the open.	(a) Where the site area does not exceed 15 hectares, £374 for each 0.1 hectare of the site area; (b) where the site area exceeds 15 hectares, £56,100 and an additional £197 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £108,470 (FCR)
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).	£667 (FCR)

Schedule 2 – Fees for Advertisements – Scale of Fees in Respect of Applications for Consent to Display Advertisements

Fee Category / Regulation with the 2015 Regulations	Proposed fee payable
Category of development	
1. Advertisements displayed on business premises, on the forecourt of business premises or on other land within the curtilage of business premises, wholly with reference to all or any of the following matters— (a) the nature of the business or other activity carried on the premises; (b) the goods sold or the services provided on the premises; or (c) the name and qualifications of the person carrying on such business or activity or supplying such goods or services.	£248 (FCR)
2. Advertisements for the purpose of directing members of the public to, or otherwise drawing attention to the existence of, business premises which are in the same locality as the site on	£197 (FCR)

which the advertisement is to be displayed but which are not visible from that site.	
3. All other advertisements.	£667 (FCR)

Schedule 4 – Scale of Fees in Respect of Requests for Pre-Application Services

Fee Category / Regulation with the 2016 Regulations	Proposed fee payable
Part 1 - (Fees payable under Regulation 2A)	
Householder Applications	*£33
Part 2 - (Fees in Respect of Requests for Pre-Application Services)	
1. The erection of dwellinghouses	<p>(a) Where</p> <p>(i) the number of dwellinghouses to be created by the proposed development is one to nine, *£332,</p> <p>(ii) the number of dwellinghouses to be created by the proposed development is 10 to 24, *£797,</p> <p>(iii) the number of dwellinghouses to be created by the proposed development exceeds 24, *£1,328;</p> <p>(b) where the number of dwellinghouses to be created is not known and</p> <p>(i) the proposed site area does not exceed 0.49 hectares, *£332,</p> <p>(ii) the proposed site area is 0.5 to 0.99 hectares, *£797,</p> <p>(iii) the proposed site area exceeds 0.99 hectares, *£1,328</p>
2. The erection of buildings (other than dwellinghouses)	<p>(a) Where</p> <p>(i) the area of the gross floor space to be created by the proposed development does not</p>

	<p>exceed 999 square metres, *£332,</p> <p>(ii) the area of the gross floor space to be created by the proposed development is 1,000 to 1,999 square metres, *£797,</p> <p>(iii) the area of the gross floor space to be created by the proposed development exceeds 1,999 square metres, *£1,328;</p> <p>(b) where the gross floor space to be created by the proposed development is not known and</p> <p>(i) the proposed site area does not exceed 0.49 hectares, *£332,</p> <p>(ii) the proposed site area is 0.5 to 0.99 hectares, *£797,</p> <p>(iii) the proposed site area exceeds 0.99 hectares, *£1,328</p>
3. The making of a material change in the use of a building or land	<p>(a) Where the request for pre-application services relates to a proposed application for permission for a material change in the use of a building and</p> <p>(i) the area of the gross floor space of the proposed development does not exceed 999 square metres, *£332,</p> <p>(ii) where the area of the gross floor space of the proposed development is 1,000 to 1,999 square metres, *£797,</p> <p>(iii) where the area of the gross floor space of the proposed development exceeds 1,999 square metres, *£1,328,</p> <p>(b) where the request for pre-application services relates to a proposed application for permission for a material change in the use of land and</p>

	(i) the site area does not exceed 0.49 hectares, *£332 , (ii) the site area is 0.5 to 0.99 hectares, *£797 , (iii) the site area exceeds 0.99 hectares, *£1,328
4. The winning and working of minerals or the use of land for mineral- working deposits	*£797
5. Waste development	*£797

Cross Boundary Applications

Applications made for planning permission or for reserved matters that straddle the boundary or boundaries between the areas of two or more LPAs.	The normal fee payable to each LPA.
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Exemptions and Concessions

Description	Fee Payable
Listed Building and Conservation Area Consents	Exemption from payment.
If the proposal relates to 'permitted development' works that require planning permission only by virtue of an Article 4 direction or condition	Exemption from payment.
Change within use class requires planning permission by virtue of a condition	Exemption from payment.
Consolidation of minerals permission	Exemption from payment.
Works to a Tree covered by a TPO or in a CA hedgerow removal	Exemption from payment.
Alterations/extensions to a dwelling house for the benefit of a disabled person	Exemption from payment.
An application solely for the purposes of providing means of access for disabled persons to or within a building or premises to which members of the public are admitted.	Exemption from payment.
If the application is for a lawful development certificate, for existing/proposed use and or operations, where an application for planning permission for the same development would be exempt from the need to pay a planning fee under any other planning fee regulation.	Exemption from payment.
If the application is for consent to display an advertisement following either a withdrawal of an earlier application (before notice of decision was issued) or where the application is made	Exemption from payment.

following refusal of consent for display of an advertisement, and where the application is made on behalf of the same person.	
If the application is for consent to display an advertisement which results from a direction under Regulation 7 of the Control of Advertisements Regulations 1992 dis-applying deemed consent under Regulation 6 to the advertisement in question.	Exemption from payment.
Revised applications following withdrawal, refusal, or non-determination which qualify under the terms of Regulation 8 (the 'free go').	Exemption from payment.
Concessions:	
Planning Applications submitted on behalf of Town and Community Councils.	50% of the normal fee for the application in question.
Advertisement applications submitted on behalf of Town and Community Councils.	50% of the normal fee for the application in question.
Lawful Development Certificate applications submitted by Town and Community Councils.	50% of the fee.
Planning Applications made on behalf of a club, society or other organisation (including any persons administering a trust) which is not established or conducted for profit and whose objects are the provision of facilities for sport or recreation including the making of a material change of use to the land as a playing field or the carrying out of operations for purposes ancillary to the use of land as a playing field (other than the erection of a building)	£475 (FCR)