

Building Regulation Standard Charges

Types of Building Regulations Applications:

Full Plans: If you wish to have your plans checked and approved before the work starts, to avoid any costly errors and corrective work on site by not being fully up to speed with the ever changing regulations, we recommend you apply using the Full Plans form. A Building Regulations application deposited under this procedure needs to contain plans and other information showing all construction details, preferably well in advance of when work is to start on site. If your plans comply with the Building Regulations you will receive a notice stating that they have been approved. If the plans are not satisfactory, you may be asked to make amendments or provide more details. Alternatively, a conditional approval may be issued. This will either specify modifications which must be made to the plans; or will specify further plans which must be deposited. If your plans are rejected the reasons will be stated in the notice. A full plans approval notice is valid for three years from the date of deposit of the plans.

Building Notice: If the work is uncomplicated and you are happy that you or your builder has a reasonably good understanding of the Building Regulations, then you can use a building notice form. The advantage of the building notice procedure is that detailed drawings are not formally required for approval, although some details such as structural calculations may be required. You may start work 48 hours after your notice has been received. Plans are not required with this process so it's quicker and less detailed than the full plans application. It is designed to enable some types of building work to get under way quickly; although it is perhaps best suited to small or basic work.

There are also specific exclusions in the Regulations as to when building notices cannot be used in relation to domestic work, a building notice cannot be used:

- For work which will be built close to or over the top of rain water and foul drains shown on the 'map of sewers'
- Where a new building will front onto a private street

A 'building notice' is valid for three years from the date the notice was given to the local authority, after which it will automatically lapse if the building work has not commenced.

Regularisation: If the work has already recently started or possibly even been completed without proper consent, then a retrospective application can be made using a Regularisation form. You can even use this if the work was carried out by a former owner. Any work can potentially be regularised as long as it was carried out after the 11 November 1985. The purpose of the process is to regularise the unauthorised works and obtain a certificate of Regularisation. Depending on the circumstances, exposure, removal and/or rectification of works may be necessary to establish compliance with the Building Regulations.

Building Control Consultancy at Test Valley Borough Council

Planning and Building Service, Beech Hurst, Weyhill Road, Andover, Hampshire, SP10 3AJ

Telephone: 01264 368741 / 8312

Email: buildingcontrol@testvalley.gov.uk

Website: www.testvalley.gov.uk/planning-and-building/buildingcontrol

Please remember that we are always happy to assist and give further guidance where possible. Should you require any further assistance, please contact us.

Domestic Extensions and Alterations

Schedules 2 & 3

Valid from 1st April 2022 – 31st March 2023

When do I use the charges listed on this sheet?

The charges for Building Regulation work are intended to cover the cost of the service. There are two methods that the council may use to establish the charge for building work.

Standard Charges

These cover specific categories of work (subject to certain conditions) which are shown in:-

Schedules 1 & 1a - New Dwellings (New build or conversion) **(Available separately)**

Schedules 2 & 3 - Work to an Existing Single Dwelling **(This sheet)**

Schedules 4 & 5 - Non Domestic Work **(Available separately)**

Individually Assessed Charges

Where the work does not fall within any of the Tables of Standard Charges, the charges will need to be individually determined. In this situation a written quote will need to be obtained from us. In order to provide an accurate quote we will need a reasonable amount of information from you. If you need a quote, please ring our Administration Support team on 01264 368312 to discuss your project.

Are there any conditions for the use of Standard Charges?

In setting these charges a number of assumptions have been made:

- the duration of the building work from commencement to completion does not exceed 24 months,
- the design is undertaken by a person or organisation that is competent to carry out the design for the work in question,
- the building work is undertaken by a person or organisation that is competent to carry out the work in question.

All the above assumptions must be true for the standard charge to apply, if at any time the building work falls outside the scope of the above assumptions an additional charge may become payable.

Pre-application advice

We are always happy to engage in discussion about any proposed project. Advice up to 1 hour in duration prior to an application being made is free of charge. Where extensive advice on a more complex project would be beneficial we would need to agree the basis upon how this would be undertaken beforehand.

Additional Charge

The additional charge of £251.24 + VAT is payable for work when the relevant building work, or part thereof, has not been carried out by someone registered with a national approved competent persons self-certification scheme. Please note that if an electrical installation does not include works in a special location, installation of a new circuit or the replacement of a consumer unit then the additional charge may not apply, please contact us for further assistance.

Schedule 2:

Domestic extension to a single building

	Category/Description		Full Plans		Building Notice Charge	Regularisation Charge (No VAT)
			Plan Charge	Inspection Charge		
1	Single storey/first floor extension Floor area not exceeding 10m ²	Charge	£122.50	£390.00	£512.50	£688.00
		Charge +VAT	£147.00	£468.00	£615.00	
2	Single storey/first floor extension Floor area exceeding 10m ² but not exceeding 40m ²	Charge	£149.17	£473.33	£622.50	£836.00
		Charge +VAT	£179.00	£568.00	£747.00	
3	Single storey/first floor extension Floor area exceeding 40m ² but not exceeding 100m ²	Charge	£185.00	£585.00	£770.00	£1,032.00
		Charge +VAT	£222.00	£702.00	£924.00	
4	Two storey extension Floor area not exceeding 40m ²	Charge	£157.50	£501.67	£659.17	£884.00
		Charge +VAT	£189.00	£602.00	£791.00	
5	Two storey extension Floor area exceeding 40m ² but not exceeding 100m ²	Charge	£197.50	£626.67	£824.17	£1,106.00
		Charge +VAT	£237.00	£752.00	£989.00	
6	Loft conversion that does not include the construction of a dormer	Charge	£122.50	£390.00	£512.50	£688.00
		Charge +VAT	£147.00	£468.00	£615.00	
7	Loft conversion that includes the construction of a dormer	Charge	£131.67	£418.33	£550.00	£737.00
		Charge +VAT	£158.00	£502.00	£660.00	
8	Erection or Extension of a non-exempt detached domestic garage, carport or outbuilding **	Charge	£105.00	£335.00	£439.17	£590.00
		Charge +VAT	£126.00	£402.00	£527.00	
9	Erection or Extension of a non-exempt attached domestic garage or carport **	Charge	£114.17	£361.67	£475.83	£638.00
		Charge +VAT	£137.00	£434.00	£571.00	
10	Conversion of an attached garage to a habitable room(s)	Charge	£79.17	£250.83	£330.83	£441.00
		Charge +VAT	£95.00	£301.00	£397.00	
11	Alterations to extend or create a basement up to 100m ²	Charge	£83.33	£265.00	£348.33	£467.00
		Charge +VAT	£100.00	£318.00	£418.00	

Information relevant to standard charge table 2

- Where it is intended to carry out additional building work on a dwelling at the same time that any of the work to which schedule 2 applies, then the charge for the additional work will be reduced by 25% or alternatively the charge may be individually determined, with the agreement of the 'relevant person'.
- Where part of an extension is single storey and part is two storeys the charge for a two storey extension will apply.
- Where a first floor extension is constructed over an existing single storey structure the charge applied is the same as a single storey extension of the same floor area.
- **Up to 100m²

Schedule 3:

Domestic alterations to a single building

	Category/Description		Full Plans		Building Notice Charge	Reduction for work carried out at the same time as work referred to in Schedule 2	Regularisation Charge (No VAT)
			Plan Charge	Inspection Charge			
1	The installation of any controlled fitting or other building work ancillary to the building of an extension		Included in the charge for an extension				
2	Underpinning Fixed Price	Charge	£110.00	£345.83	£458.33	25%	£614.00
		Charge +VAT	£132.00	£415.00	£550.00		
3	Renovation of a thermal element to a single dwelling. Fixed price	Charge	£44.17	£140.00	£184.17	25%	£245.00
		Charge +VAT	£53.00	£168.00	£221.00		
4	Internal alterations, installation of fittings (not electrical) and/or structural alterations, and/or drainage works. (If ancillary to the building of an extension no additional charge). (Excludes materials costs).		Fixed Price Based on Estimated Cost				
	Estimated cost less than £2500	Charge	£52.50	£166.67	£220.00	25%	£295.00
		Charge +VAT	£63.00	£200.00	£264.00		
	Estimated cost less than £5000	Charge	£70.00	£222.50	£292.50	25%	£392.00
		Charge +VAT	£84.00	£267.00	£351.00		
	Estimated cost exceeding £5000 but not exceeding £25,000	Charge	£114.17	£361.67	£475.83	25%	£639.00
		Charge +VAT	£137.00	£434.00	£571.00		
	Estimated cost exceeding £25,000 but not exceeding £50,000	Charge	£140.83	£446.67	£586.67	25%	£786.00
		Charge +VAT	£169.00	£536.00	£704.00		
	Estimated cost exceeding £50,000 but not exceeding £75,000	Charge	£175.83	£556.67	£732.50	25%	£982.00
		Charge +VAT	£211.00	£668.00	£879.00		
	Estimated cost exceeding £75,000 but not exceeding £100,000	Charge	£201.67	£641.67	£843.33	25%	£1,129.00
		Charge +VAT	£242.00	£770.00	£1012.00		
5	Window replacement (where the installer is not part of a competent persons scheme)		Fixed Price grouped by number of windows				
	Up to 20 windows/doors per installation	Charge	£30.83	£97.50	£128.33	25%	£172.00
		Charge +VAT	£37.00	£117.00	£154.00		
	Over 20 windows/doors per installation	Charge	£40.00	£125.00	£165.00	25%	£222.00
		Charge +VAT	£48.00	£150.00	£198.00		
6	Electrical Work (where the installer is not part of a competent persons scheme)		Fixed price based on extent of works				
	Any electrical work other than the rewiring of a dwelling	Charge	£87.50	£278.33	£365.83	NA	£492.00
		Charge +VAT	£105.00	£334.00	£439.00		
	The rewiring or new installation in a dwelling	Charge	£87.50	£278.33	£365.83	NA	£492.00
		Charge +VAT	£105.00	£334.00	£439.00		