

**Domestic Extensions and Alterations  
Application Charges with effect from 1 April 2014**

**Charges include VAT except Regularisation Charges**

**Table B – Charges for Domestic Extensions to a Single Building**

Description		Full Plans application		Building Notice Charge	Regularisation Charge (VAT exempt)
		Plan Check Charge	Inspection Charge		
1	Single storey extension floor area not exceeding 10m <sup>2</sup>	£175.00	£300.00	£475.00	£555.00
2	Single storey extension floor area exceeding 10m <sup>2</sup> but not exceeding 40m <sup>2</sup>	£175.00	£430.00	£605.00	£705.00
3	Single storey extension floor area exceeding 40m <sup>2</sup> but not exceeding 100m <sup>2</sup>	£175.00	£555.00	£730.00	£850.00
4	Two storey extension floor area not exceeding 40m <sup>2</sup>	£175.00	£555.00	£795.00	£930.00
5	Two storey extension floor area exceeding 40m <sup>2</sup> but not exceeding 100m <sup>2</sup>	£175.00	£600.00	£840.00	£980.00
6	Loft conversion that does not include the construction of a dormer	£175.00	£395.00	£635.00	£740.00
7	Loft conversion that includes the construction of a dormer	£175.00	£415.00	£655.00	£765.00
8	Erection of extension of a non-exempt detached domestic garage or car port up to 100m <sup>2</sup>	£175.00	£195.00	£370.00	£430.00
9	Erection of a non-exempt attached single storey extension of a domestic garage or carport up to 100m <sup>2</sup>	£175.00	£280.00	£455.00	£530.00
10	Conversion of a garage to a dwelling to a habitable room(s)	£175.00	£190.00	£365.00	£425.00
11	Alterations to extend or create a basement up to 40m <sup>2</sup>	£175.00	£370.00	£610.00	£710.00
12	Alterations to extend or create a basement more than 40m <sup>2</sup> up to 100m <sup>2</sup>	£175.00	£470.00	£710.00	£830.00

**Table C – Charges for Domestic Alterations to a Single Building**

Category		Basis of Charge	Full Plans application		Building Notice Charge	Regularisation Charge (VAT exempt)
			Plan Check Charge	Inspection Charge		
1	The charge is based on estimated cost of work in any of the following categories:	Estimated cost less than £5,000	£95.00	£140.00	£235.00	£275.00
2	i. The installation of any controlled fitting or other building work ancillary to the building of an extension	Estimated cost exceeding £5,000 and up to £25,000	£175.00	£235.00	£410.00	£480.00
3	ii. Underpinning	Estimated cost exceeding £25,000 and up to £50,000	£175.00	£445.00	£620.00	£725.00
	iii. Renovation of a thermal element to a single dwelling					
4	iv. Internal alterations, installation of fittings (not electrical) and/or structural alterations	Estimated cost exceeding £50,000 and up to £75,000	£175.00	£670.00	£845.00	£985.00
5	Window replacement (where the installer is not registered with a competent person scheme)	Per installation up to 20 windows	£75.00	£110.00	£185.00	£215.00
6		Per installation over 20 windows	£95.00	£150.00	£245.00	£285.00
7	Electrical work (where the installer is not registered with a competent person scheme)	Any electrical work other than the re-wiring of a dwelling	£175.00	£250.00	£425.00	£495.00
8		The re-wiring or new installation in a dwelling	£175.00	£375.00	£550.00	£640.00

**Please Note**

- If you are carrying out a multiple works scheme we may be able to reduce the overall fee. Please send a plan of the proposal and breakdown of the estimated cost of works to [building.control@warrington.gov.uk](mailto:building.control@warrington.gov.uk) and we will individually determine the fee.
- Estimated cost means the figure that would be charged by a professional builder
- If the work you are carrying out is not listed as a standard charge, the charge will be individually determined. Please contact Building Control by e-mail [building.control@warrington.gov.uk](mailto:building.control@warrington.gov.uk) or telephone 01925 442554.

**Additional Charges**

- Additional charge of £255 will be applied per work type where competent persons are not used for electrical installations.
- Additional charge of £150 will be applied for completion inspections where 12 months have passed since previous inspection.
- Supplementary charges may be incurred if the design and building work:
  - consists of, or includes, innovative or high risk construction techniques
  - from commencement to completion exceeds 12 months in duration
  - is not undertaken by a person or company that is competent to carry out the relevant design and building work
- Any invoices should be paid within 28 days. If the invoice is not paid within 120 days a charge of £125 will be incurred.