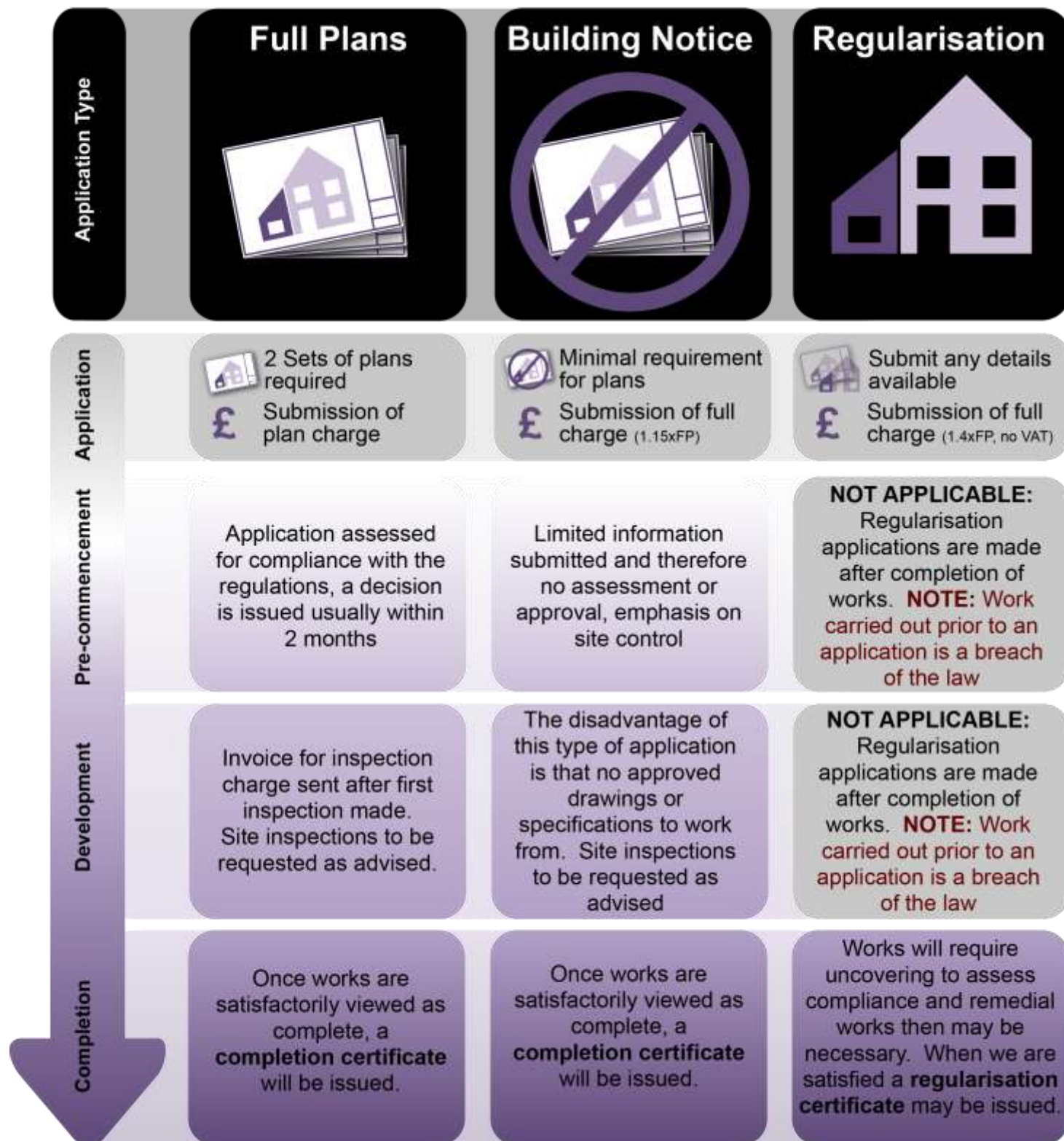




## Methods of making an application



# 2019 Building Regulation Standard Charges Domestic Extensions and Alterations

## Schedules 2 & 3



Valid from 1<sup>st</sup> April 2019



### 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** – Domestic Extensions and Alterations **(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 (Including Electrical Works)

The additional charge 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.

## Building Control Consultancy at Test Valley Borough Council

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SP10 3AJ

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Email: [buildingcontrol@testvalley.gov.uk](mailto:buildingcontrol@testvalley.gov.uk)  
Website: [www.testvalley.gov.uk/buildingcontrol](http://www.testvalley.gov.uk/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.

If you would like this document in large print, please call 01264 368312





## Schedule 2:

# Domestic extension to a single building

Category/Description	Full Plans		Building Notice Charge	Regularisation Charge (No VAT)	Additional Charge
	Plan Charge	Inspection Charge			
1 <b>Single storey extension</b> Floor area not exceeding 10m <sup>2</sup>	Charge	£115.85	£347.57	£484.14	£236.72
	<b>Charge +VAT</b>	<b>£139.02</b>	<b>£417.08</b>	<b>£580.97</b>	<b>£284.06</b>
2 <b>Single storey extension</b> Floor area exceeding 10m <sup>2</sup> but not exceeding 40m <sup>2</sup>	Charge	£140.69	£422.06	£587.88	£236.72
	<b>Charge +VAT</b>	<b>£168.83</b>	<b>£506.47</b>	<b>£705.46</b>	<b>£284.06</b>
3 <b>Single storey extension</b> Floor area exceeding 40m <sup>2</sup> but not exceeding 100m <sup>2</sup>	Charge	£173.78	£521.35	£726.19	£236.72
	<b>Charge +VAT</b>	<b>£208.54</b>	<b>£625.62</b>	<b>£871.43</b>	<b>£284.06</b>
4 <b>Two storey extension</b> Floor area not exceeding 40m <sup>2</sup>	Charge	£148.95	£446.87	£622.47	£236.72
	<b>Charge +VAT</b>	<b>£178.74</b>	<b>£536.24</b>	<b>£746.96</b>	<b>£284.06</b>
5 <b>Two storey extension</b> Floor area exceeding 40m <sup>2</sup> but not exceeding 100m <sup>2</sup>	Charge	£186.19	£558.61	£778.08	£236.72
	<b>Charge +VAT</b>	<b>£223.43</b>	<b>£670.33</b>	<b>£933.70</b>	<b>£284.06</b>
6 <b>Loft conversion</b> that does not include the construction of a dormer	Charge	£115.85	£347.57	£484.14	£236.72
	<b>Charge +VAT</b>	<b>£139.02</b>	<b>£417.08</b>	<b>£580.97</b>	<b>£284.06</b>
7 <b>Loft conversion</b> that includes the construction of a dormer	Charge	£124.13	£372.39	£518.71	£236.72
	<b>Charge +VAT</b>	<b>£148.96</b>	<b>£446.87</b>	<b>£622.45</b>	<b>£284.06</b>
8 Erection or Extension of a non-exempt <b>detached domestic garage, carport or outbuilding</b> **	Charge	£99.25	£297.93	£414.98	£236.72
	<b>Charge +VAT</b>	<b>£119.10</b>	<b>£357.52</b>	<b>£497.98</b>	<b>£284.06</b>
9 Erection or Extension of a non-exempt <b>attached domestic garage or carport</b> **	Charge	£107.56	£322.75	£449.55	£236.72
	<b>Charge +VAT</b>	<b>£129.07</b>	<b>£387.30</b>	<b>£539.46</b>	<b>£284.06</b>
10 <b>Conversion of an attached garage to a habitable room(s)</b>	Charge	£74.49	£223.45	£311.22	£236.72
	<b>Charge +VAT</b>	<b>£89.39</b>	<b>£268.14</b>	<b>£373.46</b>	<b>£284.06</b>
11 Alterations to <b>extend or create a basement</b> up to 100m <sup>2</sup>	Charge	£78.63	£235.86	£328.51	£236.72
	<b>Charge +VAT</b>	<b>£94.36</b>	<b>£283.03</b>	<b>£394.22</b>	<b>£284.06</b>



### 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 100m<sup>2</sup>



## 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 <b>installation</b> of any <b>controlled fitting</b> or other <b>building work</b> ancillary to the building of an extension	Included in the charge for an extension				
2 <b>Underpinning</b> Fixed Price	Charge	£103.46	£310.32	£432.26	25%
	<b>Charge +VAT</b>	<b>£124.15</b>	<b>£372.38</b>	<b>£518.71</b>	<b>£579.29</b>
3 <b>Renovation of a thermal element</b> to a single dwelling. Fixed price	Charge	£41.38	£124.13	£172.90	25%
	<b>Charge +VAT</b>	<b>£49.66</b>	<b>£148.96</b>	<b>£207.48</b>	<b>£231.71</b>
4 <b>Internal alterations, installation of fittings</b> (not electrical) and/or <b>structural alterations</b> . (If ancillary to the building of an extension no additional charge).	Fixed Price Based on Estimated Cost				
<b>Estimated cost</b> less than <b>£2500</b>	Charge	£49.64	£148.95	£207.49	25%
	<b>Charge +VAT</b>	<b>£59.57</b>	<b>£178.74</b>	<b>£248.99</b>	<b>£278.03</b>
<b>Estimated cost</b> less than <b>£5000</b>	Charge	£66.20	£198.62	£276.66	25%
	<b>Charge +VAT</b>	<b>£79.44</b>	<b>£238.34</b>	<b>£331.99</b>	<b>£370.75</b>
<b>Estimated cost</b> exceeding <b>£5000</b> but not exceeding <b>£25,000</b>	Charge	£107.58	£322.75	£449.55	25%
	<b>Charge +VAT</b>	<b>£129.10</b>	<b>£387.30</b>	<b>£539.46</b>	<b>£602.46</b>
<b>Estimated cost</b> exceeding <b>£25,000</b> but not exceeding <b>£50,000</b>	Charge	£132.42	£397.22	£553.31	25%
	<b>Charge +VAT</b>	<b>£158.90</b>	<b>£476.66</b>	<b>£663.97</b>	<b>£741.50</b>
<b>Estimated cost</b> exceeding <b>£50,000</b> but not exceeding <b>£75,000</b>	Charge	£165.51	£496.52	£691.64	25%
	<b>Charge +VAT</b>	<b>£198.61</b>	<b>£595.82</b>	<b>£829.97</b>	<b>£926.84</b>
<b>Estimated cost</b> exceeding <b>£75,000</b> but not exceeding <b>£100,000</b>	Charge	£190.33	£571.00	£795.37	25%
	<b>Charge +VAT</b>	<b>£228.40</b>	<b>£685.20</b>	<b>£954.44</b>	<b>£1,065.86</b>
5 <b>Window replacement</b> (where the installer is not part of a competent persons scheme)	Fixed Price grouped by number of windows				
<b>Up to 20 windows/doors</b> per installation	Charge	£28.97	£86.96	£121.03	25%
	<b>Charge +VAT</b>	<b>£34.76</b>	<b>104.35</b>	<b>£145.24</b>	<b>£162.20</b>
<b>Over 20 windows/doors</b> per installation	Charge	£37.24	£111.71	£155.62	25%
	<b>Charge +VAT</b>	<b>£44.69</b>	<b>£134.05</b>	<b>£186.74</b>	<b>£208.53</b>
6 <b>Electrical Work</b> (where the installer is not part of a competent persons scheme)	Fixed price based on extent of works				
<b>Any electrical work other than the rewiring of a dwelling</b>	Charge	£82.76	£248.26	£345.81	25%
	<b>Charge +VAT</b>	<b>£99.31</b>	<b>£297.91</b>	<b>£414.97</b>	<b>£463.43</b>
<b>The rewiring or new installation in a dwelling</b>	Charge	£82.76	£248.26	£345.81	25%
	<b>Charge +VAT</b>	<b>£99.31</b>	<b>£297.91</b>	<b>£414.97</b>	<b>£463.43</b>