

Guidance Notes - Building Regulation Charges

TABLE B

STANDARD CHARGES FOR DOMESTIC EXTENSIONS / LOFT CONVERSIONS / GARAGES

1. These charges have been made under the Building (Local Authority Charges) Regulations 2010 and apply from the **1st January 2011 (VAT rate of 20%)**. Cheques should be made payable to 'Isle of Wight Council'. Payment can also be made in cash or by credit / debit card at our Seaclose Office.
2. The charges for Building Regulation work are required to cover the cost of providing the service. There are two methods of establishing the charge for building works:
 - a. Standard charges (a set cost)
 - b. Individually determined charges (quotation by Building Control Department)

There are standard charges for single and two storey extensions, loft conversions and garages. If the work you are carrying out is not listed as a standard charge, the charge will be individually determined. This method of determining the charge mainly relates to larger schemes.

3. A request for a quotation will be dealt with within 5 working days and will be valid for 6 months.
4. In the case of a Full Plans application, the Plan Charge is payable on submission and the Applicant will be invoiced for the Inspection Charge upon commencement of works. In the case of a Building Notice application, the total charge is payable when the application is deposited, and is equivalent to the Full Plans Plan Charge plus the Inspection Charge.
5. Applications may be deposited in person, by post or electronically via www.iwight.com/buildingcontrol.
6. These charges have been set by the Authority on the basis that:
 - a. The building work does not consist of, or include, innovative or high risk construction techniques
 - b. The duration of the building work from commencement to completion does not exceed 24 months
 - c. The design and building work is undertaken by a person or company that is competent to carry out the relevant design and building work.If the project does not comply with all of the above conditions, supplementary charges may be payable.
7. Works necessary to improve facilities for a disabled person may be exempt from these charges, please contact us for further information.
8. If you are carrying out multiple extensions and/or alterations the standard charge may be reduced. Please contact us for further information.
9. The charge for Regularisation applications will be 150% of the equivalent net total charge.
10. These notes are not comprehensive. Please contact Building Control if you require further clarification or alternatively the full scheme for the recovery of Building Control charges is available for viewing on our website.

This publication is also available on audio tape, in large print, and in Braille.
For further details please contact the Isle of Wight Council on 823580.

Bill Murphy MRTPI *Head of Planning Services*
John Lutas Dip.Surv. MRICS *Building Control Manager*

Building Control Department, Council Offices,
Seaclose, Fairlee Road, Newport, Isle of Wight, PO30 2QS
Telephone (01983) 823580 Fax (01983) 823851
Email: building_control@iow.gov.uk Web: www.iwight.com/buildingcontrol



TABLE B**STANDARD CHARGES FOR DOMESTIC EXTENSIONS / LOFT CONVERSIONS / GARAGES**

SINGLE STOREY EXTENSIONS							
Category	Description	Full Plans – Plan Charge		Full Plans – Inspection Charge		Building Notice Charge	
		NET	TOTAL	NET	TOTAL	NET	TOTAL
1	Single storey extension <10m ²	150.00	180.00	150.00	180.00	300.00	360.00
2	Single storey extension 10 – 40m ²	160.00	192.00	240.00	288.00	400.00	480.00
3	Single storey extension 40 – 100m ²	180.00	216.00	370.00	444.00	550.00	660.00

TWO STOREY EXTENSIONS							
Category	Description	Full Plans – Plan Charge		Full Plans – Inspection Charge		Building Notice Charge	
		NET	TOTAL	NET	TOTAL	NET	TOTAL
4	Two storey extension <40m ²	170.00	204.00	280.00	336.00	450.00	540.00
5	Two storey extension 40 – 200m ²	200.00	240.00	450.00	540.00	650.00	780.00

LOFT CONVERSIONS							
Category	Description	Full Plans – Plan Charge		Full Plans – Inspection Charge		Building Notice Charge	
		NET	TOTAL	NET	TOTAL	NET	TOTAL
6	Loft conversion excluding dormer(s)	220.00	264.00	180.00	216.00	400.00	480.00
7	Loft conversion including dormer(s)	240.00	288.00	210.00	252.00	450.00	540.00

GARAGES							
Category	Description	Full Plans – Plan Charge		Full Plans – Inspection Charge		Building Notice Charge	
		NET	TOTAL	NET	TOTAL	NET	TOTAL
8	Erection / extension of attached or detached garage <100m ²	140.00	168.00	160.00	192.00	300.00	360.00
9	Conversion of integral garage to room	120.00	144.00	130.00	156.00	250.00	300.00