

Fees and Charges

Planning applications, consent, high hedges

Planning and Building (Jersey) Law 2002
High Hedges (Application Fee) (Jersey) Order 2008
Planning and Environment (Fees) (Jersey) Order 2008

This following schedule of fees apply from **1 January 2024**

All submissions are made initially without payment. We'll review the submission to calculate the appropriate fee payable. You will be notified via portal with your fee breakdown.

Payment can be made online via portal by debit card, BACS transfer or cheque payable to the Treasurer of the States, **please write your application sub number on your cheque**. We are unable to accept any Credit Cards. Receipts can be accessed via portal by your agent by clicking on Fee Records. We must receive full payment before registering your application.

We'll hold your submission until we receive payment. The application won't be validated or processed until we receive payment. We regret that submissions can only be held awaiting payment for 6 months.

Notes are provided on pages 3 and 4 of this form to help calculate the required fee.

If you need assistance, contact us via email planning@gov.je or call 445508 or visit our website www.gov.je

Description of work	2021 fee payable
Category 1 – Development relating to a dwelling	£
For the construction of a dwelling, change of use of all or part of building to a dwelling, extension of building, which is not a dwelling, to create a dwelling, extension to an existing dwelling, extension(s) of a dwelling into an existing building, including, in each case, any necessary associated work.	
A. For development relating to a single dwelling, per square metre or part square metre of floor area created (minimum charge of 10 square metres)	6.10
B. For development relating to more than one dwelling, or relating to a single dwelling that is projected to form a scheme consisting of more than one dwelling, per square metre or part square metre of floor area created	11.17
C. Prefabricated portable dwelling unit (per unit)	274.10
Category 2 – Material alterations of any building	
A. Material alteration of existing building that relates to the external appearance, does not create additional floor area and is not chargeable under another fee (per building)	135.30
Category 3 – Other new buildings, extensions and changes of use	
A. Construct or extend a glasshouse or polytunnel for agricultural purposes for every 500 square metre of part thereof	280.80
B. Construct or extend any other building for agricultural purposes for every 500 square metre or part thereof	422.30
C. Construct, extend or change of use of any non-residential building, including any necessary associated work, per square metre or part thereof	12.90
D. Change of use of land (or part) for any purpose other than those listed above	423.30
E. Mineral extraction per acre (2.25 vergées or 0.4 hectare) or part thereof of the site area	3,556.00
F. Movable Structure (such as burger van, ice cream kiosk and marquee)	280.80
G. Development not chargeable under any other item e.g., demolition, reservoirs, golf courses, outdoor recreational development, earthworks per acre (2.25 vergées or 0.4 hectare) or part thereof of the site area	423.30
H. Completion certificate	266.50
Category 4 – Miscellaneous works, resubmitted and High Hedge applications	
A. Install new or alter existing window or door openings (each)	69.50
B. Install, alter or remove satellite dish, antenna, telecommunication equipment cabinet, wind turbine or similar structure (each)	69.50
C. Install, alter or remove a sign or advertisement (each)	69.50
D. Install, alter or remove a flagpole, telephone box, air conditioning unit, flue, chimney or similar structure (each)	69.50
E. Install, alter or remove a wall, fence, pergola, awning, canopy or similar structure	69.50
F. Construct, alter or remove an unenclosed swimming pool, decking or hard	280.80
G. Form or alter a vehicular access	280.80
H. Provide, remove or materially alter a tank used to store liquid or gaseous fuel	69.50
I. Remove or vary a condition to a previously approved planning permission, except for renewal of planning permission (each)	180.40
J. For development which is not permitted under the Planning and Building (General Development) (Jersey) Order 2015 by reason only of the fact that the development is in a place or building that is or forms part of a Listed Place or Building or is within the curtilage of such a place or building	No fee

K. An application by the same applicant for development no later than 6 months after the withdrawal or refusal of a previous application for a development of the same character or description where the previous application was the first application for that development and the fee for the previous application was paid in full		No fee
L. For assessment of impact of a High Hedge in accordance with the High Hedges		No fee
M. An application solely for the purpose of enabling or facilitating access to, or use of, the site by people with disabilities		No fee
N. An application for works to a protected tree		No fee
Category 5 – Outline Applications and Reserved Matters		
A. Application for planning permission in outline	50% of the fee that would have been payable if the application was applied for in detail	
B. Submission for approval of reserved matters in pursuance of a previously approved outline planning permission	50% of the fee that would have been payable if the outline permission previously granted had been a detailed application	
Category 6 – Location Maps		
A. Site plan(s) to an appropriate scale (each) £14.30 + £0.72 GST		15.02
B. Location map(s) to a scale of 1:2500 (each) £14.30 + £0.72 GST		15.02
Retrospective Applications		
Where an application is in respect of a development commenced prior to receipt of an application, the fee payable will be twice the fee that would otherwise be payable.		
Maximum Fees		
<p>A. The aggregate fee payable for an application for planning permission for more than one item in the fee schedule shall not exceed £323,067.00.</p> <p>B. The maximum fee payable for an application for a change of use of a building to non-residential use (Category 3C) shall not exceed equivalent to the fee for 500 square metres.</p> <p>C. The maximum fee payable for Categories 4A - 4E and 4I shall not exceed the equivalent to the fee for 6 items in each category.</p>		

Notes referring to specific items included in the Fee Schedule

Category 1

1. For the purposes of this schedule, a dwelling means a separate and self-contained set of premises that is capable of use for residential purposes and includes a house, a flat, a bedsit, self-contained accommodation forming part of a lodging house and staff accommodation. The fee will be charged on the total aggregate floor space of all proposed structures, including those for change of use. Floor area calculations are set out in the 'General' section below.
2. To convert multiple dwellings into a single dwelling, the largest unit will not be charged. The other units to be lost to form the single dwelling will be charged as the creation of floor area. The fee will be half of the standard rate (half of Category 1A per square metre) of the floor area created. For the creation of multiple dwellings from a single dwelling, the largest dwelling unit proposed will be considered the retention of the sing.
3. To create multiple dwellings from a single dwelling, the largest unit proposed will be considered the retention of the single dwelling. The additional, smaller units will be charged as the creation of floor area under Category 1B. Any extensions to either the retained or new units will be charged under Category 1B.
4. For the purposes of this schedule, the following are regarded as extensions or new buildings: the conversion of an outbuilding, a loft, a garage and the creation of a balcony, roof terrace, garage, or carport. For
5. For roof structures attached to an existing dwelling that require structural support by the way of additional posts, columns or walls, the fee will be charged as Category 1A per square metre of floor area under the roof profile. For example, covered al fresco areas, carports, extensions to roofs with one or more open sides, balconies, and open porches.
6. Applications which include more than one extension to a building will be calculated by aggregating the floor space of those extensions and applying the single relevant fee. However, where an application includes both new building work and a separate unrelated material alteration, a fee for each element is required.
7. To construct a new dwelling, necessary associated work includes new or altered accesses, landscaping works, hardstanding and fences connected to the dwelling. Balconies, terraces, garages, any outbuildings, or any garden structures such pergolas or carports will be charged as part of the floor space calculation.

Category 2

1. For the purposes of this schedule, a material alteration to a building is a change or refurbishment which results in no additional floor space and is not chargeable under Category 4, but which nonetheless affects the building to an appreciable degree, e.g. changes to roof and wall materials or roof alterations not amounting to floor space increases.

Category 3

1. The construction or extension of polytunnels for domestic or commercial use will be charged under Category 3A.
2. All tourism accommodation, including self-catering, is chargeable under Category 3C.
3. Where it is proposed to change the use of land to construct additional development on that land, a fee is payable for both the change of use and the development.
4. For the construction of a new non-residential building, necessary associated work includes new or altered accesses, landscaping works, hardstanding and fences connected to the building.

Category 4

1. Applications for a non-enclosed swimming pool including associated decking, hard standing or both will be charged a single fee. Applications for decking and hard standing not associated with the construction of a swimming pool will be charged separately.
2. The resubmission of a proposal by the same applicant for a development that is the same character or description (Category 4K) will only be allowed on one occasion. If the original application was withdrawn and a refund made, the resubmission must be accompanied by a payment equivalent to the refund. Any subsequent application must be accompanied by an appropriate fee, including resubmission.

Category 5

1. Outline applications seek to establish the principle of a development. They will only normally be appropriate for major developments and must be accompanied by sufficient information to be able to calculate what the fee would have been for an equivalent application for detailed planning permission.
2. Following obtaining outline planning permission there must be a further application for reserved matters of the development. In the case where works are not charged at outline stage because the matters were reserved, the full fee will be charged for those works at reserved matters stage.

General Notes

1. Floor area is the gross internal floor area which means the aggregate area of all floors of the new building or extension, measured to the inside face of the external walls, and includes stairs, storage areas, internal walls, partitions and non-habitable floor area.
2. Applications which seek to revise a previously approved scheme will be charged at the full rate of the individual alteration e.g. an increase in height of the roof would be charged under Category 2. An increase in floor area will be charged at the relevant rate per square metre for the additional floor area created
3. The fee for proposed mixed use buildings which include new dwellings shall be calculated by adding the dwelling component, calculated under Category 1, to the fee for the For the avoidance of doubt, applications which seek only to demolish a building(s) will be charged under category 3G. In cases where related demolition forms part of a redevelopment, no separate charge is payable.
4. For the avoidance of doubt, applications which seek only to demolish a building(s) will be charged under category 3G. In cases where related demolition forms part of a redevelopment, no separate charge is payable.
5. Where it can be demonstrated that exceptional circumstances exist, only the Minister reserves the right to waive all, or part of any fee required