

SPB BUILDING DESIGN®

Guideline Costs and Fee's for Extension Plans and Submission to Local Council for Approval

SPB BUILDING DESIGN Costs for Full Site Survey, Producing Full Plans to Council Approval and to act as the Agent in submitting all applications on the client's behalf.

Single Storey Extension or garage conversion requiring Building Regulations only	£ 650.00 to 750.00
Single Storey Extension requiring Planning Permission and Building Regulations	£750.00 to 850.00
Two Storey Extension requiring Planning Permission and Building Regulations	£ 950.00 to 1050.00
Loft Conversion requiring Building Regulations	£ 950.00 to 1050.00

Local Council Scale of Charges (Fee's payable by client direct to Council).

(PF) Denotes Plan Fee payable at application stage when we submit Plans.

(IF) Denotes Inspection Fee which will be invoiced direct to client once council have been requested to attend site to inspect work.

The below fees are based on Birmingham City Council fee's as all Council charges can vary very slightly but are generally similar.

A detached garage or habitable structure (summer house, office, gym or play-room) exceeding 30m² but not exceeding 60m² (internal metric floor area).

(PF) £175.00 **(IF)** £305.00

PLEASE NOTE: A detached garage less than 30m² may be exempt from Building Regulations.

Extension under 10m² (internal floor area) **(PF)** £175.00 **(IF)** £305.00

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Extension over 10m² but less than 40m² (internal floor area) (PF) £175.00 (IF) £435.00

Extension over 40m² but not exceeding 60m² (internal metric floor area) (PF) £175.00 (IF) £590.00

An extension that is over 60m² but less than 100m² (internal metric floor area) (PF) £175.00 (IF) £690.00

NB: Where an extension exceeds 100m² charges must be calculated from below using a reasonable market rate (see Note 3). The resultant charge should not be less than the 60m²–100m² category.

A loft conversion comprising of a floor area less than 50m² or two rooms (PF) £200.00 (IF) £280.00

Any other alterations valued at less than £5,000.00 undertaken at the same time as an extension from one of the categories listed above. (PF) £75.00 (IF) Nil

Conversion of an existing garage into a habitable Room (PF) £175.00 (IF) £250.00

Additional Costs if Required

Structural Calculations of any Steel Support Beams required. SPB Building Design will arrange at NO EXTRA COST to get these produced by a local Structural Engineer on the client's behalf but all costs TO Structural Engineer are payable by client.

Severn Trent Water Build Over Applications. SPB Building Design will submit the application at NO EXTRA COST but costs to Severn Trent and any possible CCTV Surveys are payable by client.

Severn Trent costs currently: £169.50 for Full Build Over Application or if eligible a Self-Certification Application £65.

Party Wall Agreement between Client and Neighbour if construction within 3m of the neighbour property. Costs subject to what is required to arrive at agreement.