

# 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 including any Severn Trent Issues.**

A) Single Storey Extension, Detached Outbuilding or garage conversion requiring Building Regulations only	£ 800.00 to 900.00
B) Single Storey Extension requiring a Prior Notification of a Larger Home Extension Application and Building Regulations	£ 850.00 to 950.00
C) Single Storey Extension requiring Planning Permission and Building Regulations	£ 900.00 to 1000.00
D) Two Storey Extension requiring Planning Permission and Building Regulations	£ 1100.00 to 1200.00
E) Loft Conversion requiring Building Regulations	£ 1100.00 to 1200.00

On a two storey extension if a single storey extension is done at the same time I only charge for the two storey. If a Loft Conversion is done at the same time as an extension I don't charge for each individual one we can negotiate a reduced fee as there is some overlapping design work.

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**Planning Application Fee to Local Authority** £ 238.00  
**(Fee's payable by client direct to Council).**

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## **Building Regulations 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 30m<sup>2</sup> but not exceeding 60m<sup>2</sup> (internal metric floor area).

**(PF)** £175.00 **(IF)** £395.00

PLEASE NOTE: A detached garage less than 30m<sup>2</sup> may be exempt from Building Regulations.

Extension under 10m<sup>2</sup> (internal floor area)

**(PF)** £175.00 **(IF)** £395.00

Extension over 10m<sup>2</sup> but less than 40m<sup>2</sup> (internal floor area)

**(PF)** £182.00 **(IF)** £543.00

Extension over 40m<sup>2</sup> but not exceeding 60m<sup>2</sup> (internal metric floor area)

**(PF)** £225.00 **(IF)** £685.00

An extension that is over 60m<sup>2</sup> but less than 100m<sup>2</sup> (internal metric floor area)

**(PF)** £256.00 **(IF)** £769.00

NB: Where an extension exceeds 100m<sup>2</sup> charges must be calculated from below using a reasonable market rate (see Note 3). The resultant charge should not be less than the 60m<sup>2</sup>–100m<sup>2</sup> category.

A loft conversion comprising of a floor area less than 50m<sup>2</sup> or two rooms

**(PF)** £200.00 **(IF)** £370.00

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)** £82.00 **(IF)** Nil

Conversion of an existing garage into a habitable Room

**(PF)** £175.00 **(IF)** £330.00

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## **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.