

SPB BUILDING DESIGN®

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

SPB BUIDING 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	£ 850.00 to 950.00
B) Single Storey Extension requiring a Prior Notification of a Larger Home Extension Application and Building Regulations	£ 950.00 to 1050.00
C) Single Storey Extension requiring Planning Permission and Building Regulations	£ 1150.00 to 1250.00
D) Two Storey Extension requiring Planning Permission and Building Regulations	£ 1275.00 to 1375.00
E) Loft Conversion requiring Building Regulations	£ 1275.00 to 1375.00

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.

(Fee's payable by client direct to Local Authority Council)

Planning Application Fee to Local Authority Council £ 613.00

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Additional Costs if Required

Structural Calculations of any Foundations, brick piers or Structural 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.

Obtaining a Groundsure site investigation report -

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.