

Wigan Council Building Control Building Regulation Charges - Leaflet 2

Domestic Extensions; Garages; Loft Conversions and Garage Conversions

Applicable from January 2011 (20% VAT)

The following tables include standard charges for typical house extensions and other works to a dwelling. Where your project does not fit into the general headings please contact building control to have the charge individually determined.

Where there are several extensions or alterations taking place in one scheme and the work will be undertaken at the same time, reductions may be possible. Similarly, where other works listed in table 2B are being carried out at the same time as works in table 2A, a discount may apply. You are advised to contact building control for advice.

These charges are applicable on the understanding that the building work does not consist of, or include, innovative or high risk construction techniques and/or the duration of the building works from commencement to completion does not exceed 12 months. The charges have been set on the basis that the project's design and construction is undertaken by a person or company that is competent to carry out the relevant work. If this turns out to not be the case additional charges may be incurred.

Electrical work, please note: The following charges have been set on the assumption that a qualified electrician registered under a 'Part P Competent Person's Scheme' will carry out the electrical installation for all notifiable electrical work and will issue certification for such work. An additional charge of £194.00 including VAT will apply if notifiable electrical work is carried out by a person not registered with an approved Part P Competent Persons Scheme. Our Building Control Surveyors or a competent, qualified electrician will be able to advise what constitutes notifiable work.

Application Types

There are two methods which can be used to apply for consent under the Building Regulations, a Full Plans Submission or a Building Notice Submission. Please refer to our separate information leaflets if you are not familiar with the process. The charges for each method currently amount to the same, although they are payable at different stages.

Domestic Extensions Table 2A Type of work Where more than one extension is to be built floor areas can be added together. If any part of an extension is two storey, the inspection charge will reflect this.		Full Plans submission			Building Notice submission		
		Plan charge payable on submission (£)		Inspection charge payable after first inspection (£)		Payable on submission (£)	
		Charge excluding any chargeable electrical works		Inspection charge excluding any notifiable electrical works	Additional inspection charge for notifiable electrical work		Charge excluding any notifiable electrical works
Category 1: Single Storey Extensions (including 'build over' upper floor extensions) and Detached ancillary buildings (excluding garages and carports)	Floor area not exceeding 10m ²	140.42 Vat 28.08 Total £168.50	131.92 Vat 26.38 Total £158.30	161.67 Vat 32.33 Total £194.00	325.00 Vat 65.00 Total £390.00	161.67 Vat 32.33 Total £194.00	
	Floor area exceeding 10m ² but not exceeding 40 m ²	140.42 Vat 28.08 Total £168.50	216.17 Vat 43.23 Total £259.40	161.67 Vat 32.33 Total £194.00	425.00 Vat 85.00 Total £510.00	161.67 Vat 32.33 Total £194.00	
	Floor area exceeding 40m ² but not exceeding 80 m ²	140.42 Vat 28.08 Total £168.50	291.92 Vat 58.38 Total £350.30	161.67 Vat 32.33 Total £194.00	520.00 Vat 104.00 Total £624.00	161.67 Vat 32.33 Total £194.00	

Domestic Extensions Table 2A continued		Full plans submission		
		Plan charge payable on submission (£)	Inspection charge payable after first inspection (£)	
			Charge excluding any chargeable electrical works	Inspection charge excluding notifiable electrical works
Type of work Where more than one extension is to be built floor areas can be added together				
Category 2:	Two storey extension not exceeding 40 m ²	140.42 Vat 28.08 Total £168.50	291.92 Vat 58.38 Total £350.30	161.67 Vat 32.33 Total £194.00
	Two storey extensions	140.42 Vat 28.08 Total £168.50	334.42 Vat 66.88 Total £401.30	161.67 Vat 32.33 Total £194.00
Category 3: Loft conversions	Loft conversion that does not include the construction of a dormer (max 50m ²)	140.42 Vat 28.08 Total £168.50	119.17 Vat 23.83 Total £143.00	161.67 Vat 32.33 Total £194.00
	Loft conversion that includes construction of a dormer (max 50m ²)	140.42 Vat 28.08 Total £168.50	166.67 Vat 33.33 Total £200.00	161.67 Vat 32.33 Total £194.00
Category 4: Domestic garages and Carports	Erection or extension of a non exempt detached or attached garage or carport up to 100m ²	200.00 Vat 40.00 Total £240.00	Included with plan charge	161.67 Vat 32.33 Total £194.00

Building notice submission Payable on submission (£)	
Charge excluding any notifiable electrical works	Additional charge for notifiable electrical work
520.00 Vat 104.00 Total £624.00	161.67 Vat 32.33 Total £194.00
570.00 Vat 114.00 Total £684.00	161.67 Vat 32.33 Total £194.00
310.00 Vat 62.00 Total £372.00	161.67 Vat 32.33 Total £194.00
370.00 Vat 74.00 Total £444.00	161.67 Vat 32.33 Total £194.00
240.00 Vat 48.00 Total £288.00	161.67 Vat 32.33 Total £194.00

Domestic Extensions Table 2A continued		Full plans submission			Building notice submission	
		Plan charge payable on submission (£)	Inspection charge payable after first inspection (£)		Payable on submission (£)	
Type of work		Charge excluding any chargeable electrical works	Inspection charge excluding any notifiable electrical works	Additional inspection charge for notifiable electrical work	Charge excluding any notifiable electrical works	Additional charge for notifiable electrical work
Category 5:	Garage conversion (see note regarding discount)	170.17 Vat 34.03 Total £204.20	Included with plan charge	161.67 Vat 32.33 Total £194.00	170.17 Vat 34.03 Total £204.20	161.67 Vat 32.33 Total £194.00
Other work						
Note: If a garage conversion is to be carried out at the same time as a Cat 1 or Cat 2 extension a 50% discount will apply to the charge	Alterations to create a basement up to 100m ²	271.42 Vat 54.28 Total £325.70	Included with plan charge	161.67 Vat 32.33 Total £194.00	325.00 Vat 65.00 Total £390.00	161.67 Vat 32.33 Total £194.00
	Replacement windows to a private dwelling (non competent persons scheme)	68.08 Vat 13.62 Total £81.70	Included with plan charge	N/A	68.08 Vat 13.62 Total £81.70	N/A

The charge for a Regularisation application, submitted after the works have been carried out, does not attract Vat but will be subject to a 20% increase on the relevant building notice charges specified above. We suggest that you contact one of our surveyors before submitting a Regularisation application.

For charges in connection with other works to a dwelling, including alterations, underpinning or the renovation of a thermal element please refer to table 2B. Where works in Table B are being carried out at the same time as works in Table 2A discount may apply. Please contact building control if you are in any doubt.

Contact Details: Building Control inspection requests; charges information and helpline:

Telephone 01942 404227 Fax: 01942 404222 Email: environmentalservices@wigan.gov.uk

Address: Building Control, Environmental Services, Civic Buildings, New Market Street, Wigan, WN1 1RP

Domestic Works: Table 2B	Full plans submission				Building notice submission	
	Plan charge payable on submission (£)	Inspection charge payable after first inspection (£)		Payable on submission (£)		
		Charge	Inspection charge excluding any notifiable electrical works	Reduction for work carried out at same time as work in Table 2A	Charge excluding any notifiable electrical works	Reduction for work carried out at the same time as work referred to in Table 2A
The councils charge for domestic works listed in table 2B may be subject to a discount if the application for such works is submitted and the work carried out, at the same time as domestic extension work listed in table 2A Type of work						
Category 6: Underpinning (up to 20 linear meters)	263.83 Vat 52.77 Total £316.60	Included with plan charge	50%	263.83 Vat 52.77 Total £316.60	50%	
Category 7: Renovation of a thermal element to a single dwelling.	106.33 Vat 21.27 Total £127.60	Included with plan charge	50%	125.00 Vat 25.00 Total £150.00	50%	
Category 8: Alterations, installation of fittings (not electrical) and/or structural alterations. Charge is based on estimated cost of work in price bands.	Cost up to £1,000	85.00 Vat 17.0 Total £102.00	Included with plan charge	100%	100.00 Vat 20.00 Total £120.00	100%
	Cost more than £1000 and less than £2,000	153.17 Vat 30.63 Total £183.80	Included with plan charge	100%	180.00 Vat 36.00 Total £216.00	100%
	More than £2000 and less than £5000	206.81 Vat 41.36 Total £248.10	Included with plan charge	50%	240.00 Vat 48.00 Total £288.00	50%
	More than £5000 and less than £25,000	255.25 Vat 51.05 Total £306.30	Included with plan charge	50%	300.00 Vat 60.00 Total £360.00	50%
	More than £25000 and less than £50,000	106.33 Vat 21.27 Total £127.60	234.00 Vat 46.80 Total £ 280.80	50%	400.00 Vat 80.00 Total £480.00	50%
	More than £50,000 and less than £75,000	106.33 Vat 21.27 Total £127.60	319.17 Vat 63.83 Total £ 383.00	50%	500.00 Vat 100.00 Total £600.00	50%
	Replacement windows to a dwelling (non competent person scheme)	68.08 Vat 13.62 Total £81.70	Included with plan charge	100%	68.08 Vat 13.62 Total £81.70	100%

Domestic Works Table 2C Electrical and other services or fittings.		Full plans submission			Building notice submission Payable on submission (£)
		Description	Type of Installer	Plan charge payable on submission (£)	
Category 9 Electrical installations	Electrical installations: Notifiable electrical work (Excluding rewires)	Qualified electrician (Not part P registered)	51.00 Vat 10.20 Total £61.20	110.67 Vat 22.13 Total £132.80	161.67 Vat 32.33 Total £194.00
	Electrical installations: Notifiable electrical work (Including rewires)	Qualified electrician (Not part P registered)	63.83 Vat 12.77 Total £76.60	148.92 Vat 29.78 Total £178.70	212.75 Vat 42.55 Total £255.30
	Electrical installations: Notifiable electrical work (Excluding rewires)	Non qualified electrician (Excluding rewires)	63.83 Vat 12.77 Total £76.60	191.50 Vat 38.30 Total £229.80	255.33 Vat 51.07 Total £306.40
	Electrical installations: Notifiable electrical work (Including rewires)	Non qualified electrician (Including rewires)	63.83 Vat 12.77 Total £76.60	276.58 Vat 55.32 Total £331.90	340.42 Vat 68.08 Total £408.50
Category 10	Installation of a non-electric combustion appliance or hot water storage system by a person whom is not registered with the competent persons scheme		63.83 Vat 12.77 Total £76.60	276.58 Vat 55.32 Total £331.90	340.42 Vat 68.08 Total £408.50

Important Notes

These charges have been set by the authority on the basis that the building work does not consist of, or include, innovative or high risk construction techniques (details available from the authority) and/or the duration of the building work from commencement to completion does not exceed 12 months.

The charges have also been set on the basis that 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 they are not, the work may incur supplementary charges.**

Individually Determined Charges:

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 and includes the following types of building work

- Applications subject to a reversion charge (work reverting from an approved inspector to the local authority)
- Building work that is in relation to more than one building
- Building work consisting of alterations to a domestic property (other than extensions) where the estimated cost exceeds £75,000
- Building work consisting of a domestic extension where the floor area exceeds the maximum area shown in Table 2A
- Building work consisting of a non-exempt domestic garage or carport with a floor area over 100m²
- Building work consisting of the installation of over 20 windows in a domestic property.
- The building work does not consist of, or include, innovative or high risk construction techniques.

Regularisation Charges

Regularisation charges are not subject to VAT. The charges will normally be based on the sum of the relevant Building Notice fee for the specific work in question, plus an additional premium of 20%. We suggest that you contact our building control team before submitting a regularisation application.

If your building work is defined as requiring an individual assessment of a charge you should e-mail Building Control at: environmentalservices@wigan.gov.uk preferably with 'request for building regulation charge' in the title of the e-mail and provide a description of the intended work. We will contact you within 24 hours or alternatively telephone us on 01942 404227