

Date/Dyddiad 12 November 2025
Ask for/Gofynwch am Liam Jones
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Your Ref/Eich Cyf
My Ref/Cyf Planning Application Fees Update

The Vale of Glamorgan Council
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Cyngor Bro Morgannwg
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To Agents/ Developers

Dear Sir/Madam,

Re: Planning Application Fees

Following the passing of legislation by Welsh Government, I am writing to advise you that fees for Planning and associated applications will be increasing from 1st December 2025. This is the first increase since August 2020. Full details of the planning fees can be found on the Welsh Government website via the following link: <https://www.gov.wales/planning-application-fees>. The legislation also makes provision for an annual increase in planning fees on the 1st April each year, starting 1st April 2027.

You should refer to the Welsh Government website for the full list of fees payable before you submit an application (see [Planning application fees from 1 December 2025 | GOV.WALES](#)) but a summary of the main categories is provided below for your ease of reference:

Householder Development:

The enlargement, improvement or other alteration of existing dwellinghouses.	a) Where the application relates to one dwellinghouse, £585; b) where the application relates to 2 or more dwellinghouses, £820.
The carrying out of operations (including the erection of a building) within the curtilage of an existing dwellinghouse, for purposes ancillary to the enjoyment of the dwellinghouse as such, or the erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwellinghouse	£283

Outline Applications

The erection of dwellinghouses	(i) the site area does not exceed 1.2 hectares, £667 for each 0.1 hectare of the site area, (ii) the site area exceeds 1.2 hectares, £8,004 and an
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	additional £154 for each 0.1 hectare in excess of 1.2 hectares, subject to a maximum total of £203,380;
Other buildings	(i) the site area does not exceed 2.5 hectares, £667 for each 0.1 hectare of the site area, (ii) the site area exceeds 2.5 hectares, £16,675 and an additional £154 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £203,380.

Full Applications

New dwellings	(i) where the number of dwellinghouses to be created by the development is 25 or fewer, £667 for each dwellinghouse, (ii) where the number of dwellinghouses to be created by the development exceeds 25, £16,675 and an additional £154 for each dwellinghouse in excess of 25 dwellinghouses, subject to a maximum in total of £406,761
Other Buildings	(i) where no floor space is to be created by the development or where the area of gross floor space to be created by the development does not exceed 40 square metres, £383 (ii) where the area of the gross floor space to be created by the development exceeds 40 square metres but does not exceed 75 square metres, £667, (iii) where the area of gross floor space to be created by the development exceeds 75 square metres, £585 for each 75 square metres (or part thereof), subject to a maximum in total of £406,761

The erection of glasshouses on land use for the purposes of agriculture.	(a) Where the gross floor space to be created by the development does not exceed 465 square metres, £205; (b) where the gross floor space to be created by the development exceeds 465 square metres, £3,313.
The erection, alteration or replacement of plant or machinery.	(a) Where the site area does not exceed 5 hectares, £667 for each 0.1 hectare of the site area; (b) where the site area exceeds 5 hectares, £33,350 and an additional £197 for each 0.1 hectare in excess of 5 hectares, subject to a maximum in total of £406,761

Reserved Matters

Application for approval of one or more reserved matters following outline approval.	Full fee due, or if full fee already paid then the fee payable is: £592
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Change of Use

The change of use of a building to use as one or more separate dwellinghouses	(a) Where the change of use is from a previous use as a single dwellinghouse to use as two or more single dwellinghouses— (i) where the change of use is to use as 25 or fewer dwellinghouses, £667 for each additional dwellinghouse, (ii) where the change of use is to use as more than 25 dwellinghouses, £16,675 and an additional £197 for each dwellinghouse in excess of 25 dwellinghouses, subject to a maximum in total of £406,761; (b) in all other cases— (i) where the change of use is to use as 25 or fewer dwellinghouses, £585 for each dwellinghouse, (ii) where the change of use is to use as more than 25 dwellinghouses, £14,625
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	and an additional £197 for each dwellinghouse in excess of 25 dwellinghouses, subject to a maximum in total of £406,761
The making of a material change in the use of a building or land	£667

Certificate Of Lawful Development

Existing Use or Development	The amount that would be payable for the use/development specified in the application
Proposed Use or Development	Half the amount that would be payable for the use/development specified in the application

Discharge of Conditions & Non Material Amendments

Discharge of conditions for Householder Development	£123
Discharge of conditions for all other Development	£242
Non-material amendment for Householder Development	£123
Non-material amendment for all other Development	£242

Extension of Time to commence a development

Applications for planning permission to extend a time limit under sections 91 or 92 of the Town and Country Planning Act 1990, where planning permission has previously been granted for development which has not yet begun.	£383
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Advertisements

Advertisements displayed on business premises, on the forecourt of business premises or on other land within the curtilage of business premises, wholly with reference to all or any of the	£248
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following matters— (a) the nature of the business or other activity carried on the premises; (b) the goods sold or the services provided on the premises; or (c) the name and qualifications of the person carrying on such business or activity or supplying such goods or services.	
Advertisements for the purpose of directing members of the public to, or otherwise drawing attention to the existence of, business premises which are in the same locality as the site on which the advertisement is to be displayed but which are not visible from that site	£197
All other advertisements	£667

Pre-Application Advice

Householder Applications	£33
The erection of dwellinghouses	(a) Where (i) the number of dwellinghouses to be created by the proposed development is one to nine, £332, (ii) the number of dwellinghouses to be created by the proposed development is 10 to 24, £797, (iii) the number of dwellinghouses to be created by the proposed development exceeds 24, £1,328; (b) where the number of dwellinghouses to be created is not known and (i) the proposed site area does not exceed 0.49 hectares, £332, (ii) the proposed site area is 0.5 to 0.99 hectares, £797, (iii) the proposed site area exceeds 0.99 hectares, £1,328
The erection of buildings (other than dwellinghouses)	(a) Where (i) the area of the gross floor space to be created by the proposed development does not exceed 999 square metres, £332,

	(ii) the area of the gross floor space to be created by the proposed development is 1,000 to 1,999 square metres, £797, (iii) the area of the gross floor space to be created by the proposed development exceeds 1,999 square metres, £1,328; (b) where the gross floor space to be created by the proposed development is not known and (i) the proposed site area does not exceed 0.49 hectares, £332, (ii) the proposed site area is 0.5 to 0.99 hectares, £797, (iii) the proposed site area exceeds 0.99 hectares, £1,328
The making of a material change in the use of a building or land	(a) Where the request for pre-application services relates to a proposed application for permission for a material change in the use of a building and (i) the area of the gross floor space of the proposed development does not exceed 999 square metres, £332, (ii) where the area of the gross floor space of the proposed development is 1,000 to 1,999 square metres, £797, (iii) where the area of the gross floor space of the proposed development exceeds 1,999 square metres, £1,328, (b) where the request for pre-application services relates to a proposed application for permission for a material change in the use of land and (i) the site area does not exceed 0.49 hectares, £332, (ii) the site area is 0.5 to 0.99 hectares, £797, (iii) the site area exceeds 0.99 hectares, £1,328

Please note, if an application for planning permission is submitted before 1st December 2025 but is found to be invalid, you will be required to pay the increased planning fee if the planning application is not valid before 1st December 2025.

Any fee payment made must be cleared by 1st December 2025 alongside all necessary plans and supporting information that made the submission a valid application. Further advice on making applications through the Planning Portal and what this means for applicants and their agents can be found online at [Welsh planning application fees increase on 1st December 2025 | Planning Portal Blog](#) and [Forthcoming Fees for Planning Applications in Wales](#).

I trust this information is of use.

Yours sincerely

L. Jones

Liam Jones
Operational Manager for Planning & Building Control