

**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Query regarding the Community Infrastructure Levy  
**Date:** 08 August 2024 16:41:37  
**Attachments:** [image885503.png](#)

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Dear Mr Alexander,

Thank you for your query regarding the Community Infrastructure Levy (CIL).

Based on the CIL regulations, a person is exempt from liability to pay CIL in respect of development involving residential annexes or extensions if they:

- Own a material interest in a dwelling (“main dwelling”);
- Occupy the main dwelling as their sole or main residence; and
- The development is a residential annex or a residential extension

This is provided an exemption or relief under this regulation is applied for by submitting a claim to the collecting authority (the Council).

In short, this means that if a separate, self-contained granny annexe is applied for, either through an extension to the existing home or by building one in the garden, there would be no CIL charge provided an exemption is claimed before work begins.

For a residential extension, if it is less than 100 sqm no CIL is payable. If larger than 100 sqm, an exemption can be claimed. For an annex, because it is deemed to be a new dwelling, the 100 sqm rule doesn't apply and an exemption would need to be claimed regardless of size. However, in all circumstances no CIL is payable provided an exemption is claimed if required. This is based on current regulations at the time of writing.

I trust this response answers your query but please do not hesitate to contact me if you have any further queries.

Regards,

[REDACTED]

## **Detail**

[REDACTED]

Client: West Oxfordshire District Council

Subject: Planning Policy / Local Plan

Date Logged: 06/08/2024

Case Origin: Form

Case Detail: I have been contacted by WODC regarding consultation and comments on the proposed CIL charge. The information that I have seen so far does not make it clear whether or not it applies to private homes whose owners which may wish to extend their property for personal reasons e.g a granny flat.

So my question is simply " Will the CIL charge in anyway apply to development of private residential property"? I look forward to your early reply.

Kind regards

[REDACTED]

**Customer Details**

Name: John Alexander

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[Redacted]

