



Building Control Fees 2025/26

NEW DWELLINGS e.g. flats, houses with total floor area of less than 300m²)

No. of dwellings	Full Plans	Full Plans	Building Notice	Building Notice
	(excl. VAT)	(incl. VAT)	(excl. VAT)	(incl. VAT)
1	£663.00	£795.60	£722.00	£866.40
2+	Price on application			

Notes:

- a) Where more than 1 dwelling is proposed, charges will be calculated on an individual application basis; please contact Building Control for a competitive quotation.
- b) New dwellings over 300m² in floor area – charges to be negotiated.
- c) No additional fees are payable for different associated garages, built at the same time as the dwelling(s) concerned.
- d) Local Authority Building Control (LABC) can provide competitively priced 10 year Structural Warranties for new housing (including conversions, social housing, self-build and competed housing) and commercial buildings. For more details and prices contact 0845 0540505 or www.labcwarranty.co.uk.

You can contact Building Control via

Email: building.control@westoxon.gov.uk; or

Tel. 01993 861702

DOMESTIC AND COMMERCIAL EXTENSIONS TO A SINGLE BUILDING

Description	Full Plans (excl. VAT)	Full Plans (incl. VAT)	Building Notice (excl. VAT)	Building Notice (incl. VAT)
Erection / Extension of a garage (30m ² to 60m ²)	£324.00	£388.80	£356.00	£427.20
Garage conversion to habitable accommodation	£243.00	£291.60	£267.00	£320.40
Loft conversion up to 100m ²	£647.00	£776.40	£711.00	£853.20
Loft conversion over 100m ²	Price on application			
Extension up to 20m ²	£501.00	£601.20	£550.00	£660.00
Extension 20m ² up to 60m ²	£663.00	£795.60	£722.00	£866.40
Extension 60m ² up to 100m ²	£833.00	£999.60	£916.00	£1,099.20
Extension over 100m ²	Price on application			

Notes:

- a) References to floor area relate to the total internal area of all storeys.
- b) Where more than one extension is proposed, the floor areas must be added together to determine the total charge.
- c) Some alterations to buildings to improve facilities for disabled persons are exempt from charges. For details and advice please contact us.

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ALL OTHER WORK

Description	Full Plans (excl. VAT)	Full Plans (incl. VAT)	Building Notice (excl. VAT)	Building Notice (incl. VAT)
Under £1,000	£120.00	£144.00	£131.00	£157.20
£1,001 to £5,000	£239.00	£286.80	£262.00	£314.40
£5,001 to £10,000	£319.00	£382.80	£351.00	£421.20
£10,001 to £20,000	£438.00	£525.60	£482.00	£578.40
£20,001 to £30,000	£621.00	£745.20	£684.00	£820.80
£30,001 to £40,000	£757.00	£908.40	£833.00	£999.60
£40,001 to £50,000	£875.00	£1050.00	£962.00	£1154.40
£50,001 to £60,000	£1074.00	£1288.80	£1182.00	£1418.40
£60,001 to £70,000	£1155.00	£1386.00	£1270.00	£1524.00
£70,001 to £80,000	£1273.00	£1527.60	£1399.00	£1678.80
Over £80,000	Price on application			

For competitive quotations for projects over £80,000 please contact:

Email: building.control@westoxon.gov.uk; or

Tel. 01993 861702

ALL OTHER WORK *continued*

Description	Charge (excl. VAT)	Charge (incl. VAT)
Electrical installations if not using a competent electrical engineer. Note that this is the minimum charge which may be increased dependent upon the scale of the works.	£460.00	£552.00
New windows installed by non FENSA person– up to 8 windows	£128.00	£153.60
New windows installed by non FENSA person – over to 8 windows	Price on application	
Inspection of a solid fuel appliance based on one inspection. Note that there may be an additional charge if more than one inspection is required.	£350 incl. VAT	
Regularisation application which is a retrospective application where the building work/alteration has already been carried out.	Price on application	
Reversion application where the application reverts back to the Council from an Approved Inspector.	Price on application	

ADDITIONAL SERVICES

Other relevant services not covered by the previous tables may be undertaken on a 'cost recovery' basis. The following are examples of additional services which the Council may provide:

- Provision of Completion Certificates e.g. where requested more than six months after completion of the building work
- Advisory work in connection with i) demolition of buildings and ii) dangerous structures
- There is a minimum charge of £133 to administer an application which has not been visited for 10 years.

Services will be charged on an hourly rate of £66.50 per hour (including VAT).