

Building regulation charges – domestic work, table B and C

Table B – Extensions, loft conversions and garages

Table C – Alterations to a single dwelling

These charges have been made under the building (local authority charges) regulations 2010. They apply from the 1 April 2022 (VAT of 20%). Payment can be made by:

- credit/debit card by calling 01983 823580
- BACS (details available on request from building.control@iow.gov.uk)
- cheque made payable to 'Isle of Wight Council'

The charges for building regulation work are required to cover the cost of providing the service. There are two methods of establishing the charge for building works:

- standard charges (a set cost)
- individually determined charges (quotation by building control)

There are standard charges for single and two storey extensions, loft conversions, garages and common domestic projects. If the work you are carrying out is not listed as a standard charge, the fee will be based on the estimated cost of work from a tradesperson, or the charge will be individually determined. This method of determining the charge mainly relates to larger schemes.

A request for a quotation will be responded to within five working days and will be valid for six months.

In the case of a full plans application, the plan charge is payable on submission. You will be invoiced for the inspection charge on commencement of works. In the case of a building notice application, the total charge is payable when the application is submitted. This is equivalent to the full plans plan charge plus the inspection charge.

Applications may be submitted in person, by post or visit [how to apply](#). Postal applications include an extra £25 administration charge.

These charges have been set by us on the basis that:

- the building work does not consist of, or include, innovative or high-risk construction techniques
- the duration of the building work from commencement to completion does not exceed 24 months
- 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 the project does not keep to all the above conditions, supplementary charges may be payable.

Guidance document



Works necessary to improve facilities for a disabled person may be exempt from these charges. Email building.control@iow.gov.uk for further information.

If your works fall within more than one category or you intend to build more than one extension the charge will be individually determined. Email building.control@iow.gov.uk for further information and a quotation.

The charge for regularisation applications will be 150% of the equivalent net total charge.

These notes are not comprehensive. Please email building.control@iow.gov.uk if you need further help. The full scheme for the recovery of building control charges is available on request.

Table B – Standard charges for extensions, loft conversions and garages

Category	Description	Full plans – plan charge		Full plans – inspection charge		Building notice charge	
		Net	Total	Net	Total	Net	Total
Single storey extensions							
1	single storey extension <10m ²	220.00	264.00	270.00	324.00	490.00	588.00
2	single storey extension 10 – 40m ²	220.00	264.00	410.00	492.00	630.00	756.00
3	single storey extension 40 – 100m ²	280.00	336.00	575.00	690.00	885.00	1026.00
Two storey extensions							
4	two storey extension <40m ²	220.00	264.00	445.00	534.00	665.00	798.00
5	two storey extension 40 – 200m ²	305.00	366.00	625.00	750.00	965.00	1116.00
Loft conversions							
6	loft conversion excluding dormer(s)	270.00	324.00	325.00	390.00	595.00	714.00
7	loft conversion including dormer(s)	270.00	324.00	395.00	474.00	665.00	798.00
Garages							
8	erection / extension of an attached or detached single storey garage <100m ²	190.00	228.00	230.00	276.00	420.00	504.00
9	conversion of integral garage to room	175.00	210.00	210.00	252.00	385.00	462.00

Guidance document

Table C – Standard charges for domestic alterations to a single building

Category	Description	Full plans – plan charge		Full plans – inspection charge		Building notice charge	
		Net	Total	Net	Total	Net	Total
Alterations and change of use							
1	Alterations <£2,000	195.00	234.00	0.00	0.00	195.00	234.00
2	Alterations £2,001 – £5,000	280.00	336.00	0.00	0.00	280.00	336.00
3	Alterations £5,001 – £15,000	190.00	228.00	230.00	276.00	420.00	504.00
4	Alterations £15,001 – £25,000	220.00	264.00	270.00	324.00	490.00	588.00
5	Alterations £25,001 – £50,000	285.00	342.00	345.00	414.00	630.00	756.00
6	Alterations £50,001 – £75,000	380.00	456.00	460.00	552.00	840.00	1008.00
7	Change of use (an additional charge is also payable for any building works to be undertaken)	175.00	210.00	0.00	0.00	175.00	210.00
Replacement windows, doors and electrical installations							
8	Replacement windows / doors Per installation (1 – 8 units)	125.00	150.00	0.00	0.00	125.00	150.00
9	Replacement windows / doors Per installation (9 – <20 units)	175.00	210.00	0.00	0.00	175.00	210.00
10	Electrical work – Part P certificated	0.00	0.00	0.00	0.00	0.00	0.00
11	Electrical work – BS7671 certificated, but non-Part P	140.00	168.00	0.00	0.00	140.00	168.00
12	Electrical work – non-certificated	315.00	378.00	0.00	0.00	315.00	378.00
Underpinning and renovation of thermal element							
13	Underpinning <£25,000	205.00	246.00	250.00	300.00	455.00	546.00
14	Renovation of thermal element <£25,000	210.00	252.00	0.00	0.00	210.00	252.00