

TOWN HALL
THE PARADE
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GUIDANCE NOTES

DOMESTIC EXTENSIONS AND ALTERATIONS

(Tables B & C)

The charges for Building Regulation work are intended to cover the cost of the service. There are two methods that the authority may use to establish the charge for building work.

Individually determined charges, and the establishment of a standard charge.

The Building Regulation charge for the majority of domestic extensions and alterations, are standard charges.

Charges and not payable for certain aspects of work, carried out for the benefit of a disabled person.

Individual determined charges

This method of determining the charge mainly relates to larger schemes and includes building work that is not listed in the tables below. These include:

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 100m².

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.

If you are carrying out multiple extensions and/or multiple types of alterations the authority may be able to reduce the standard charge and you should enquire if an individual assessment of the charge would result in a lower charge.

If your building work is defined as requiring an individual assessment or a charge you should e-mail Building Control at: buildingcontrol@epsom-ewell.gov.uk preferable with 'request for a building regulation quotation' in the title of the e-mail and provide copies of plans and a description of the intended work.

Standard charges

Standard charges included works of drainage in connection with the erection or extension of a building or buildings.

These standard 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 and/or the duration of the building work from commencement to completion does not exceed 12 months.

The charges have 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 referred to in the standard charges tables. If they are not, the work may incur supplementary charges.