

D7 Architecture Ltd
David Christie
4 Dunnikier Road
Kirkcaldy
Scotland
KY1 2RN

Planning Services

Kathleen Illingworth
development.central@fife.gov.uk

Your Ref: 100648962-001
Our Ref: 23/02950/FULL

Date 7th November 2023

Dear Sir/Madam

Application No: 23/02950/FULL
Proposal: Change of use from dwellinghouse (Class 9) to HMO (6 persons)
Address: 173 Dunnikier Road Kirkcaldy Fife KY2 5AD

I acknowledge receipt of your application for Full Planning Permission dated 19th October 2023. However, I regret I cannot accept your application as valid for the following reasons:-

1. From 1 October 2022, any application for planning permission made after any part of the development has commenced will be subject to an additional charge equivalent to 25% of the normal application fee plus VAT. The fee is £1,200. Retrospective charge is £300.00. VAT due on £300 is £60.00.

Here is a link to our guidance for your information - Fees for Retrospective Planning Applications - https://www.fife.gov.uk/__data/assets/pdf_file/0021/410277/Fees-for-Retrospective-Planning-Applications.pdf. Full details of the current legislation can be viewed at <https://www.legislation.gov.uk/ssi/2022/50/contents/made>

The fee submitted with your application was £1,500.00;. The application requires a balance of £60.00; still to be paid.

Unfortunately we are unable to accept cash or cheques as a payment method for planning applications, unless you are a registered charity. If this is the case please email us at development.central@fife.gov.uk regarding payment.

You can pay for using the following method:

Fife Council Online Payments

You can access the payment section by clicking Pay for Planning Application on our website at www.fife.gov.uk/planning under Apply & pay for Planning Permission - Planning Costs and How to Pay.

Planning Services
Fife House, North Street, Glenrothes, KY7 5LT

Enter the application reference number in the Reference box and add the amount you intend to pay i.e. £390.00

If you need to pay for both a Planning Application and a Building Warrant, please make sure that you have selected the correct choice in the Pay For section. We require all of the above information to allow us to match your payment with your application. If we do not have the information, this will delay the validation of your application.

In addition, planning legislation dictates that a Land Ownership Certificate must be dated within 21 days of the date an application is valid. If you submit additional information 21 days or more after the date given on the original Certificate, you must also **provide an updated Land Ownership Certificate.**

Processing of your application can only begin once your application is valid and all the information requested should be **submitted electronically**, to avoid further delays in processing your application.

Any subsequent documents or information should be sent to us via the online planning portal at <https://www.eplanning.scot/>. **We will only accept additional information** to your application using the Post Submission Additional Documents (PSAD) process. **We can no longer accept email submissions.**

We strongly advise that you read our guidance on submitting applications on our website at www.fife.gov.uk/planning - and the section **Apply & Pay for Planning Permission** before submitting additional information. You can also download a copy of Fife Council's Validation Standards from our website from the **What Plans do I Need?** section.

I would be grateful if you would attend to these matters within 14 days from the date of this letter to enable the Case Officer to begin consideration of your application. If you require any further information please contact Kathleen Illingworth

Yours faithfully,

Kathleen Illingworth
Planner, Development Management

*Current fee information is available at <https://www.fife.gov.uk/planning>
Planning Costs and How to Pay > Planning Scale of Fees (Publication)*

