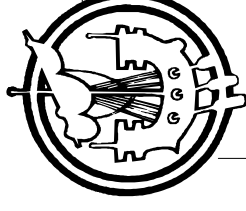


Please note that this leaflet is merely intended to provide supplementary guidance. Should you have any doubts about whether any work requires a Building Warrant or Planning Permission, or whether it complies with current regulations then please consult the Planning or Building Standards Service at the number shown below.

Information current at time of printing: 29/02/2012.



## Building Standards

### Does An Agricultural Building Require Planning Consent or a Building Warrant?



The purpose of this leaflet is to provide additional guidance on whether or not you require Planning Consent or a Building Warrant for the construction of an agricultural building.

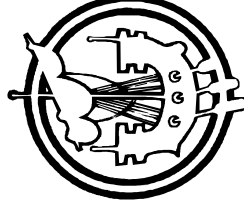
Should you need further assistance then please do not hesitate to contact one of our Building Standards or Planning officers.

#### Comhairle nan Eilean Siar

Stornoway  
Phone: 01851 822692

Balivanich  
Phone: 01870 604990

Web: [www.cne-siar.gov.uk](http://www.cne-siar.gov.uk)



#### Comhairle nan Eilean Siar

Development Department  
Sandwick Road  
Stornoway  
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HS1 2BW

Stornoway  
Phone: 01851 822692

Balivanich  
Phone: 01870 604990

Web: [www.cne-siar.gov.uk](http://www.cne-siar.gov.uk)

## General Information

If after consulting this guide you are still unclear as to whether or not your works require Planning Consent or a Building Warrant, please contact the local Planning & Building Standards Section for further guidance.

## Planning Permission

All agricultural buildings must apply for Prior Notification. The form for which can be found on the CNES website at:

<http://www.cne-siar.gov.uk/planningservice/forms.asp>

Some agricultural buildings will require a full planning application. The requirement for a full planning application applies if:

- The proposed building is to have a floor area in excess of 465m<sup>2</sup>;
- The building is to be located within 3km of the perimeter of an aerodrome and would exceed 3m in height;
- The building would exceed 12m in height;
- The building would be within 25 metres of the metalled portion of a trunk or classified road;
- The building is to be used for the purpose of housing pigs, poultry, rabbits, or animals bred for their skin or fur or for the storage of slurry or sewage sludge, and the building would be located within 400m of any protected building.

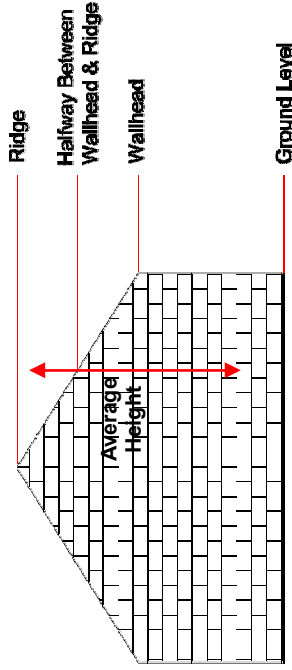
Please Note:

Some locations may have restricted development rights. Please contact the local Planning Service for advice, as it could be the case that there may be a restriction which does not permit the erection of new buildings beside your property.

## Building Warrant

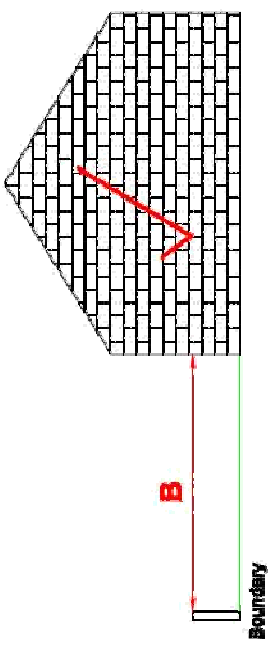
A Building Warrant is required for the erection of an agricultural building if any of the following apply:

- The proposed building is to be more than a single-storey;
- The proposed building is to have a floor area in excess of 280m<sup>2</sup>;
- The building is to be located out-with agricultural land or a croft. (If located on a feu, it is not classed as being located on a croft);
- The proposed building is to be used for retailing (excluding storage of goods for retailing or exhibiting
- The Building is to be used for anything other than agricultural purposes;
- The building is to be located less than 6m from the boundary or alternatively the distance from the boundary is less than the average height of the

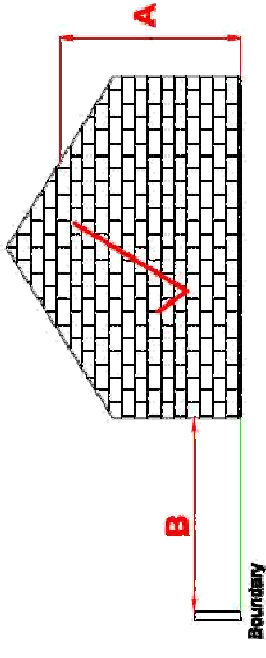


The average height of the building is the height halfway between the wallhead and ridge as shown in the

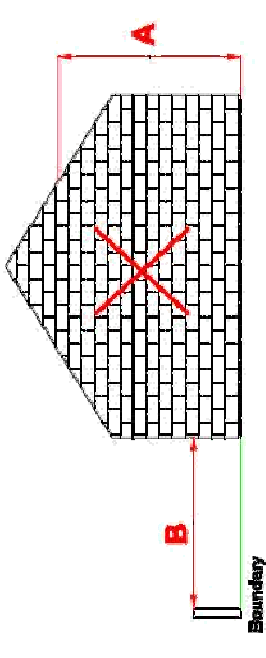
Diagram Notes: Dimension B is the distance to the boundary & Dimension A is the height from ground level to halfway between the wallhead and ridge.



If, as above, 'B' is greater than 6 meters then a building warrant MAY not be required.



If, as above, 'B' is less than 6 meters but more than 'A' then a building warrant MAY not be required.



If, as above, 'B' is less than 6 meters and less than 'A' then a building warrant WILL be required.

Please Note:

If a you require written confirmation of whether or not your agricultural building requires a building warrant you can apply for this using an enquiry form available from the Development Department reception areas or by post upon request.