

Weekly Building Warrant Applications List



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North, West And Central Sutherland

Ward-01

Ref Number	25/00049/DOM3	Application Type	Domestic Existing Building	
Date Received	15/01/2025	Grid Reference	203517	931657
Description of Works	Demolish porch and construct lean to extension			
Location of Works	An Stor, 620 Clashmore, Lochinver, Lairg, IV27 4JQ,			
Applicant Name	Mr S ORourke			
Case Officer	Lois Chambers 01408 635273 lois.macmillan@highland.gov.uk			

Thurso and Northwest Caithness

Ward-02

No applications this week.

Wick And East Caithness

Ward-03

Ref Number 21/01630/DOM3/1 **Application Type** Domestic New Build Multi Plot
Date Received 17/01/2025 **Grid Reference** 336986 951248
Description of Works Erection of single storey rear extension - AMENDMENT - skylight added to design
Location of Works 3 Bon-accord Street, Wick, KW1 4JD,
Applicant Name Mr Michael Doull
Case Officer Connor Preston
01408 635257
connor.preston@highland.gov.uk

Ref Number 24/00154/DOM2/A **Application Type** Domestic New Build Multi Plot
Date Received 14/01/2025 **Grid Reference** 329969 962943
Description of Works Construction of a new passive house dwelling - AMENDMENT - Proposed changes:
1. Windows - changes to the windows from having both sides opening to only one side opening to help improve energy efficiency of the house. 2. Garage - remove the garage (and associated services) from the warrant. 3. Airtightness target. Currently the airtightness target is 1.5ach, which is how airtightness is measured for Passivhaus houses. We would like to change the airtightness target to meet the "very low infiltration - 3 m³/(h.m²)@50Pa or tighter" target for a building with continuous mechanical supply and extract ventilation as described in point 3.A.4 in the Building Standards Technical Handbook. 4. Minor changes to lighting layouts in electrical plans.
Location of Works Northfarthing, Lyth, Wick, KW1 4UD,
Applicant Name Mrs Joss Bateman
Case Officer Davy Ross
01408 635328
davy.ross@highland.gov.uk

Ref Number 24/00154/DOM2/B **Application Type** Domestic New Build (other)
Date Received 17/01/2025 **Grid Reference** 329944 962967
Description of Works Construction of a new passive house dwelling - AMENDMENT - Addendum to previous amendment application to correct erroneous value of amended building work from £50,000 to £0. Everything else remains the same
Location of Works Land 80M SE Of Braemore View, Lyth, Wick, KW1 4UD,
Applicant Name Mrs Joss Bateman
Case Officer Davy Ross
01408 635328
davy.ross@highland.gov.uk

Ref Number 25/00063/DOM2 **Application Type** Domestic New Build (other)
Date Received 17/01/2025 **Grid Reference** 329803 966786
Description of Works Erection of new dwelling
Location of Works Land 110M SE Of Mooredge, Slickly, Lyth, Wick, ,
Applicant Name Mr David Alexander
Case Officer Connor Preston
01408 635257
connor.preston@highland.gov.uk

East Sutherland And Edderton

Ward-04

Ref Number 21/00881/DOM3/A **Application Type** Domestic New Build Multi Plot
Date Received 13/01/2025 **Grid Reference** 282927 899924
Description of Works Erection of extension to dwelling - AMENDMENT - Angle of extension as built differs to as approved
Location of Works 5 Millicent Avenue, Golspie, KW10 6TW,
Applicant Name Mr S Grant
Case Officer Lois Chambers
01408 635273
lois.macmillan@highland.gov.uk

Ref Number 24/00130/DOM3/A **Application Type** Domestic New Build Multi Plot
Date Received 14/01/2025 **Grid Reference** 283594 900531
Description of Works Alter and extend the existing house - AMENDMENT - Change to external cladding and additional rooflights
Location of Works 19 Ross Street, Golspie, KW10 6SA,
Applicant Name Mr John O'Brien
Case Officer Sheila Tomelty
01408 635375
sheila.tomelty@highland.gov.uk

Ref Number 24/00442/NDOM5/1/B **Application Type** Non Domestic (Residential)
Date Received 16/01/2025 **Grid Reference** 280146 889651
Description of Works Conversion of Assembly Building to Residential Building including extension - STAGE 2 - AMENDMENT – Erect internal non-loadbearing frames to external walls insulate and fix services void strapping - omit ply and pboard wall lining Fix Insulation to ground floor Sound deadening, resilient bars and 15mm Fireline board to intermediate floors - omit service voids and lowered ceiling Insulate sloping walls, hanging posts -, ceilings to 2nd floor - omit service voids and lowered ceiling
Location of Works Ross House, Grange Road, Dornoch, IV25 3LE,
Applicant Name Ross House Ltd
Case Officer Sheila Tomelty
01408 635375
sheila.tomelty@highland.gov.uk

Ref Number 24/00860/DOM2/A **Application Type** Domestic New Build Multi Plot
Date Received 16/01/2025 **Grid Reference** 276950 890597
Description of Works Construct new dwelling house - AMENDMENT - House footprint increased by 600mm to the left and 600mm to the rear of the building. Dormer added to rear of building. Garage section of roof now lower than rest of house.
Location of Works Land 65M NE Of Corner Cottage, Evelix, Dornoch, ,
Applicant Name Mr Lyle Mackay
Case Officer Caroline Lewis
07552 928267
caroline.lewis@highland.gov.uk

Ref Number 25/00051/DOM4 **Application Type** Domestic Existing Building
Date Received 15/01/2025 **Grid Reference** 302037 915299
Description of Works Alter hallway, widen doorway to sunroom
Location of Works Tigh Air A Chnoc, West Helmsdale, Helmsdale, KW8 6HH,
Applicant Name Mrs J Fenner
Case Officer Lois Chambers
01408 635273
lois.macmillan@highland.gov.uk

Ref Number 25/00059/DOM2 **Application Type** Domestic New Build (other)
Date Received 16/01/2025 **Grid Reference** 281551 892892
Description of Works Proposed new house and garage
Location of Works Sea Breeze, 22B Gate Street, Embo, Dornoch, IV25 3PS,
Applicant Name Mr & Mrs D. Muir
Case Officer Caroline Lewis
07552 928267
caroline.lewis@highland.gov.uk

Ref Number 25/00066/DOM4 **Application Type** Domestic Existing Building
Date Received 17/01/2025 **Grid Reference** 279148 889877
Description of Works Various internal alterations including structural slappings and an upgraded heating system. Works include a new metal roof to replace existing conservatory roof
Location of Works Westfield, Evelix Road, Dornoch, IV25 3HR,
Applicant Name Mr T Girdlestone
Case Officer Sheila Tomelty
01408 635375
sheila.tomelty@highland.gov.uk

Wester Ross, Strathpeffer And Lochalsh

Ward-05

Ref Number 23/01853/DOM4 **Application Type** Domestic Existing Building
Date Received 01/12/2023 **Grid Reference** 212997 894304
Description of Works Garage conversion.
Location of Works 7 Custom House Street, Ullapool, IV26 2XF,
Applicant Name Mr Shane Napier
Case Officer Audrey Hartland
01349 868423
Audrey.Hartland2@highland.gov.uk

Ref Number 25/00042/NDOM5 **Application Type** Non Domestic (Residential)
Date Received 14/01/2025 **Grid Reference** 213539 893956
Description of Works Conversion of dwelling to guest house
Location of Works The Bungalow, Garve Road, Ullapool, IV26 2SX,
Applicant Name Highland Rooms
Case Officer Barry Reid
01955 608251
barry.reid@highland.gov.uk

Ref Number 25/00048/DOM3 **Application Type** Domestic Existing Building
Date Received 14/01/2025 **Grid Reference** 244565 857250
Description of Works Extension of sun room and utility room extension
Location of Works Rannoch, Craighdarroch Drive, Contin, Strathpeffer, IV14 9EL,
Applicant Name Mr Derek MacGregor
Case Officer Barry Reid
01955 608251
barry.reid@highland.gov.uk

Ref Number 25/00061/DOM2 **Application Type** Domestic New Build (other)
Date Received 16/01/2025 **Grid Reference** 199297 907151
Description of Works Annex to dwelling house to provide additional bedroom space and associated works - STAGE 1 -
Construction of building and internal drainage
Location of Works Land 130M SE Of The Old Inn, Tanera Mhor, Achiltibuie, ,
Applicant Name Summer Isles Enterprises Ltd
Case Officer Scott Ramsay
01349 868420
scott.ramsay@highland.gov.uk

Cromarty Firth

Ward-06

Ref Number	25/00069/DOM3	Application Type	Domestic Existing Building
Date Received	17/01/2025	Grid Reference	264739 869850
Description of Works	Internal remodelling of private dwelling, including extension to form a mudroom.		
Location of Works	St John Ogilvie House, Firhill, Alness, IV17 0RX,		
Applicant Name	Mr Karl Reece		
Case Officer			

Tain And Easter Ross

Ward-07

Ref Number 23/01899/NDOM8/1 **Application Type** Domestic New Build Multi Plot
Date Received 13/01/2025 **Grid Reference** 279650 869396
Description of Works Erection of Warehouse - STAGE 2 - Superstructure and Cladding
Location of Works Land 500M North Of Nigg Welding School, Nigg, Tain, ,
Applicant Name Europlan Engineering UK Ltd
Case Officer Sheila Tomelty
01408 635375
sheila.tomelty@highland.gov.uk

Ref Number 25/00050/NDOM5 **Application Type** Non Domestic (Residential)
Date Received 15/01/2025 **Grid Reference** 277862 882367
Description of Works Part Demolition of Building
Location of Works Duthac House, Academy Street, Tain, IV19 1ED,
Applicant Name Highland Council
Case Officer Sheila Tomelty
01408 635375
sheila.tomelty@highland.gov.uk

Ref Number 25/00055/DOM4 **Application Type** Domestic Existing Building
Date Received 16/01/2025 **Grid Reference** 281203 873481
Description of Works Partial window block up
Location of Works The Steading, 3 Bayfield Mains, Nigg, Tain, IV19 1QW,
Applicant Name Mr Iain Beaton
Case Officer Scott Ramsay
01349 868420
scott.ramsay@highland.gov.uk

Ref Number 25/00062/DOM3 **Application Type** Domestic Existing Building
Date Received 16/01/2025 **Grid Reference** 273129 876209
Description of Works Extension to form Annex for family use
Location of Works Lower Dalnaclach, Lamington, Invergordon, IV18 0PE,
Applicant Name Mr & Mrs C Munro
Case Officer Caroline Lewis
07552 928267
caroline.lewis@highland.gov.uk

Dingwall And Seaforth

Ward-08

Ref Number 25/00028/NDOM7 **Application Type** Non Domestic (Commercial)
Date Received 09/01/2025 **Grid Reference** 254882 858733

Description of Works Internal alterations to former hairdresser to create beauty salon.

Location of Works Hair Graces, Ormidale Place, 4 Ormidale Place, Dingwall, ,

Applicant Name Cava Body Piercing

Case Officer Audrey Hartland
01349 868423
Audrey.Hartland2@highland.gov.uk

Ref Number 25/00053/NDOM6 **Application Type** Non Domestic (Assembly)
Date Received 15/01/2025 **Grid Reference** 254766 858625

Description of Works The current ramped access to the front elevation of the building is not fit for purpose and therefore we wish to remove and install a suitable and compliant ramp.

Location of Works Scottish Fire And Rescue Service, Dingwall Fire Station, Caberfeidh Avenue, Dingwall, IV15 9TD,

Applicant Name Scottish Fire And Rescue Service

Case Officer Scott Ramsay
01349 868420
scott.ramsay@highland.gov.uk

Ref Number 25/00056/DOM4 **Application Type** Domestic Existing Building
Date Received 16/01/2025 **Grid Reference** 261885 848237

Description of Works Partial window infill with replacement window

Location of Works The Managers House, Coulmore Bay Caravan Park, North Kessock, Inverness, IV1 3XB,

Applicant Name Mr Ali Rossi

Case Officer Scott Ramsay
01349 868420
scott.ramsay@highland.gov.uk

Ref Number 25/00068/DOM3 **Application Type** Domestic Existing Building
Date Received 17/01/2025 **Grid Reference** 252297 850100

Description of Works Extension to provide utility and family room

Location of Works 9 Broomhill Drive, Muir Of Ord, IV6 7WH,

Applicant Name Ms L Miilligan

Case Officer Scott Ramsay
01349 868420
scott.ramsay@highland.gov.uk

Black Isle

Ward-09

Ref Number 24/01794/NDOM9 **Application Type** Non Domestic (Storage/Agri)
Date Received 13/12/2024 **Grid Reference** 270639 855947
Description of Works Erection of agricultural building
Location of Works Land To West Of, Newton, Avoch, ,
Applicant Name Mr Andrew Mcleman
Case Officer Barry Reid
01955 608251
barry.reid@highland.gov.uk

Ref Number 25/00038/DOM3 **Application Type** Domestic Existing Building
Date Received 13/01/2025 **Grid Reference** 269933 854527
Description of Works Erection of extension and internal alterations
Location of Works Galloway Cottage, 6 Ormonde Terrace, Avoch, IV9 8QU,
Applicant Name Mr Nick Schreiner
Case Officer Scott Ramsay
01349 868420
scott.ramsay@highland.gov.uk

Ref Number 25/00040/DOM4 **Application Type** Domestic Existing Building
Date Received 13/01/2025 **Grid Reference** 272046 856350
Description of Works Upgrade of current basement area into study and new internal stair to the existing ground floor. New front door and window.
Location of Works 84 Feddon Hill, Fortrose, IV10 8SP,
Applicant Name Mr & Mrs Mark & Sarah Hughes
Case Officer Barry Reid
01955 608251
barry.reid@highland.gov.uk

Ref Number 25/00043/DOM3 **Application Type** Domestic Existing Building
Date Received 14/01/2025 **Grid Reference** 262053 861574
Description of Works Single storey extension and garage conversion
Location of Works Wester Blairtua, Culbokie, Dingwall, IV7 8JS,
Applicant Name Mr Robert Hutcheson
Case Officer Scott Ramsay
01349 868420
scott.ramsay@highland.gov.uk

Ref Number 25/00052/DOM3 **Application Type** Domestic Existing Building
Date Received 15/01/2025 **Grid Reference** 273651 857425
Description of Works Erection of two storey extension and alterations
Location of Works 8 Gollanhead Avenue, Rosemarkie, Fortrose, IV10 8UG,
Applicant Name Mr Ian Mackinnon
Case Officer Barry Reid
01955 608251
barry.reid@highland.gov.uk

Ref Number 25/00057/DOM3 **Application Type** Domestic Existing Building
Date Received 14/01/2025 **Grid Reference** 262745 862332
Description of Works Alter and extend existing extension
Location of Works 2 Kinbeachie, Culbokie, Dingwall, IV7 8LS,
Applicant Name Mr & Mrs Fairclough
Case Officer Ben Lawrence
Ben.Lawrence@highland.gov.uk

Ref Number 25/00064/DOM2 **Application Type** Domestic New Build (other)
Date Received 17/01/2025 **Grid Reference** 273730 856316
Description of Works Construction of new dwelling house
Location of Works Land 50M SE Of, 17 Wester Links, Fortrose, ,
Applicant Name Mr John Legge
Case Officer Scott Ramsay
01349 868420
scott.ramsay@highland.gov.uk

Eilean A' Cheò

Ward-10

Ref Number 25/00036/DOM4 **Application Type** Domestic Existing Building
Date Received 12/01/2025 **Grid Reference** 163914 823356
Description of Works Alterations to the house
Location of Works Westside, Broadford, Isle Of Skye, IV49 9AB,
Applicant Name Caledonia Road Ltd
Case Officer Roddy MacKinnon
01478 613821
roddy.mackinnon@highland.gov.uk

Ref Number 25/00037/DOM4 **Application Type** Domestic Existing Building
Date Received 13/01/2025 **Grid Reference** 167935 815883
Description of Works Installation of a patio door and decking to the house
Location of Works Tigh Na Bruaich, 8 Drumfearn, Isle Ormsay, Isle Of Skye, IV43 8QZ,
Applicant Name Mr David Lambie
Case Officer Roddy MacKinnon
01478 613821
roddy.mackinnon@highland.gov.uk

Ref Number 25/00039/NDOM7 **Application Type** Non Domestic (Commercial)
Date Received 13/01/2025 **Grid Reference** 147221 844634
Description of Works alterations to the undertakers building
Location of Works Unit 1C, Market Place, Portree, Isle Of Skye, IV51 9FD,
Applicant Name M&D Mcleod
Case Officer Roddy MacKinnon
01478 613821
roddy.mackinnon@highland.gov.uk

Ref Number 25/00046/NDOM5 **Application Type** Non Domestic (Residential)
Date Received 14/01/2025 **Grid Reference** 146408 871857
Description of Works alterations to the building
Location of Works Flodigarry Hotel, Flodigarry, Portree, Isle Of Skye, IV51 9HZ,
Applicant Name Hotel In The Skye Limited
Case Officer Roddy MacKinnon
01478 613821
roddy.mackinnon@highland.gov.uk

Ref Number 25/00054/NDOM5 **Application Type** Non Domestic (Residential)
Date Received 13/01/2025 **Grid Reference** 141467 849065
Description of Works Septic services to pod
Location of Works Sun Cottage, Old Mill, Tote, Skeabost Bridge, Portree, IV51 9PQ,
Applicant Name Mr Eric Jones
Case Officer Roddy MacKinnon
01478 613821
roddy.mackinnon@highland.gov.uk

Caol And Mallaig

Ward-11

Ref Number	25/00035/DOM4	Application Type	Domestic Existing Building	
Date Received	12/01/2025	Grid Reference	227091	781224
Description of Works	Proposed Internal Alterations			
Location of Works	Silver Springs, Roy Bridge, PH31 4AN,			
Applicant Name	Mr. & Mrs. H. Berriman			
Case Officer	Iain Massey			

iain.massey3@highland.gov.uk

Aird And Loch Ness

Ward-12

Ref Number	19/01436/DOM2/A	Application Type	Domestic New Build Multi Plot	
Date Received	12/01/2025	Grid Reference	242153	830291
Description of Works	Erect house and internal garage - AMENDMENT - Change to remove the overhang between the lower ground and upper ground floor. Change to move the retaining wall structure to the behind the property, rather than bisecting the lower ground floor plan. The house is now design on a level footprint with the retaining structure now part of the siteworks/landscaping. Change to the lower ground floor layout moving the integral garage to the north and allowing further habitable accommodation on this lower floor level. Removal of Air-source heat pump and solar panels for heating system... now solely an oil-boiler. Change of roof finish to concrete tiles.			
Location of Works	Pine Tree Lodge, Glenurquhart, Drumnadrochit, Inverness, IV63 6TN,			
Applicant Name	Ms Irene Fraser			
Case Officer	Graham Irvine 07767 670534 graham.irvine@highland.gov.uk			

Inverness West

Ward-13

Ref Number	25/00065/DOM3	Application Type	Domestic Existing Building
Date Received	17/01/2025	Grid Reference	264336 845019
Description of Works	Utility room extension, sun lounge extension, loft conversion to bedroom and en suite		
Location of Works	The Braes, Leachkin Road, Inverness, IV3 8NN,		
Applicant Name	Mr & Mrs A & L Smith		
Case Officer	Calum Seaton		

calum.seaton@highland.gov.uk

Inverness Central

Ward-14

Ref Number 25/00044/DOM4 **Application Type** Domestic Existing Building
Date Received 14/01/2025 **Grid Reference** 265532 845763
Description of Works Removal of existing garage roof, raising wallhead by 1.5m and fitting of new roof.
Location of Works 72 Telford Street, Inverness, IV3 5LE,
Applicant Name N Philips Mechanical Services
Case Officer Chris Milne
(01349) 868817
Chris.Milne@highland.gov.uk

Ref Number 25/00058/NDOM6 **Application Type** Non Domestic (Assembly)
Date Received 16/01/2025 **Grid Reference** 266126 845439
Description of Works Remove a window and replace with a disabled access compliant external door and fill ensuing gap with a new smaller window
Location of Works Celt Street Evangelical Church, Celt Street, Inverness, IV3 5JD,
Applicant Name Celt Street Evangelical Church
Case Officer Georgia Fraser
01463 785086
georgia.fraser@highland.gov.uk

Inverness Ness-side

Ward-15

No applications this week.

Inverness Millburn

Ward-16

Ref Number	25/00045/DOM4	Application Type	Domestic Existing Building	
Date Received	14/01/2025	Grid Reference	268487	844560
Description of Works	Installation of drainage to service a caravan			
Location of Works	3 Drakies Avenue, Inverness, IV2 3RW,			
Applicant Name	Mr Kevin Duffus			
Case Officer	Gary Sartain 07342705713 gary.sartain@highland.gov.uk			

Ref Number	25/00047/DOM3	Application Type	Domestic Existing Building	
Date Received	14/01/2025	Grid Reference	267358	844543
Description of Works	Take down existing flat roofed extension, erect new extensions, refurbish existing house			
Location of Works	18 Annfield Road, Inverness, IV2 3HX,			
Applicant Name	Ms J Smith			
Case Officer	Jessica Gordon 01463 785032 Jessica.Gordon@highland.gov.uk			

Culloden And Ardersier

Ward-17

Ref Number	25/00067/NDOM9	Application Type	Non Domestic (Storage/Agri)	
Date Received	17/01/2025	Grid Reference	274208	850564
Description of Works	New admin and maintenance building - STAGE 1 - Sub-structure and below ground drainage			
Location of Works	Land 220M SE Of, Castle Stuart Golf Club, Dalcross, ,			
Applicant Name	Mr Ian MacGregor			
Case Officer	Gary Sartain 07342705713 gary.sartain@highland.gov.uk			

Nairn And Cawdor

Ward-18

Ref Number	23/00081/DOM1/B	Application Type	Domestic New Build Multi Plot	
Date Received	16/01/2025	Grid Reference	285817	856015
Description of Works	300 low rise timber frame housing parking and associated infrastructure. Mixture of STAS and Non STAS types - AMENDMENT - Stenton name change to Roslin. Roslin drawings to be uploaded. Plot 98 - Handing flipped Plot 136 Roslin not a Rossdhu Plots 137 - 139 now a terrace of 3 and not 4 Rossdhu's Plot 199 - Was a Stenton now a Rossdhu Plots 200- 203 - SD Rossdhu and Terrace of 3 instead of a terrace of 4 Plot 204 - Handing flipped Plots 210 -212 Now 2 detached Sloys - Plot numbers for Plots 212 - 217 moved on. Plot 217 - Changed from detached Sloy to SD Shantron. Plot 255 - Handing flipped Plot 256 - Handing flipped Plot 259 - A Dalmally not a Ballater Plot 264 - A Dalmally not a Falkland Plot 265 - Handing flipped Plots 273 - 295 - Road Configuration changed, and plots revised.			
Location of Works	Land 320M NE Of Delnies School House, Nairn, ,			
Applicant Name	Barratt Homes			
Case Officer	Graham Irvine 07767 670534 graham.irvine@highland.gov.uk			

Ref Number	25/00041/DOM4	Application Type	Domestic Existing Building	
Date Received	13/01/2025	Grid Reference	288855	852849
Description of Works	Removal of existing conservatory and erection of new extension including living space and sleeping accommodation.			
Location of Works	Market Stance, Nairn, IV12 5SB,			
Applicant Name	Mr Daniel Tweats			
Case Officer	Eric Hanna 01463 702719 eric.hanna@highland.gov.uk			

Inverness South

Ward-19

Ref Number	25/00060/DOM1	Application Type	Domestic New Build Multi Plot	
Date Received	16/01/2025	Grid Reference	268527	842578
Description of Works	We wish to change the previously submitted Building Warrant application, your reference 24/01340/DOM1, to a Staged Building Warrant application. Stage1 would be drainage, underbuilding and concrete floor slab. Stage 2 would be all other works which would include any retaining walls across the site. I hope this is acceptable.			
Location of Works	Druids Temple, Inverness,			
Applicant Name	Tulloch Homes Ltd			
Case Officer				

Badenoch and Strathspey

Ward-20

No applications this week.

Fort William and Ardnamurchan

Ward-21

No applications this week.