

Weekly Building Warrant Applications List



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North, West And Central Sutherland

Ward-01

Ref Number	26/00066/DOM4	Application Type	Domestic Existing Building
Date Received	20/01/2026	Grid Reference	278740 964640
Description of Works	Formation of a new opening in a stone wall.		
Location of Works	178 Armadale, Thurso, KW14 7SA,		
Applicant Name	Mr & Mrs Graham & Eileen Stuart		
Case Officer	Sarah Dunnett		

Sarah.Dunnett2@highland.gov.uk

Ref Number	26/00074/DOM1	Application Type	Domestic New Build Multi Plot
Date Received	22/01/2026	Grid Reference	220950 910447
Description of Works	Construction of house		
Location of Works	An Teicheadh Mor, Knockan, Elphin, Lairg, IV27 4HH,		
Applicant Name	Mr Aaron Hepworth		
Case Officer			

Thurso And North West Caithness

Ward-02

Ref Number	26/00052/DOM4	Application Type	Domestic Existing Building
Date Received	17/01/2026	Grid Reference	312565 968140
Description of Works	Alterations to detached Dwelling-house		
Location of Works	27 Orkney View, Thurso, KW14 8DF,		
Applicant Name	Mr S Johns		
Case Officer	Gary Ballantyne 01408 635376 gary.ballantyne@highland.gov.uk		

Wick and East Caithness

Ward-03

No applications this week.

East Sutherland And Edderton

Ward-04

Ref Number	22/01227/DOM1/E	Application Type	Domestic New Build Multi Plot
Date Received	19/01/2026	Grid Reference	279225 889425
Description of Works	Erection of 38 Dwellings split over two phases identified as Phase 5 & 6 of existing Deans Park Development - AMENDMENT - Proposed change to the internal layout of house types contained within Plots 509-518 & 617-620 to best accommodate revised client requirements. Changes to include the inclusion of one wet room per bedroom, along with the formation and alteration of the existing floor plans in order to provide enhanced storage/wardrobe provisions wherever possible.		
Location of Works	Land 30M South Of 10 Janet Horne Square, Janet Horne Square, Dornoch, ,		
Applicant Name	Pat Munro (Alness) Ltd		
Case Officer	Lois Chambers 01408 635273 lois.macmillan@highland.gov.uk		

Wester Ross, Strathpeffer And Lochalsh

Ward-05

Ref Number	21/01488/DOM3/A	Application Type	Domestic Existing Building
Date Received	20/01/2026	Grid Reference	220003 879211
Description of Works	Existing single garage and store to be demolished to provide space for an extension to the dwelling house - AMENDMENT - Change of roof design to extension to glulam and in lieu if standard trusses		

Location of Works	Land 190M NE Of Stalker's Cottage, Braemore, Loch Broom, ,
Applicant Name	Mr Christopher Thomsen
Case Officer	Tony Miller 01349 868491 tony.miller@highland.gov.uk

Ref Number	22/02015/DOM3/A	Application Type	Domestic New Build Multi Plot
Date Received	22/01/2026	Grid Reference	248102 858219
Description of Works	Minor internal changes and removal of proposed steps to rear garden area		
Location of Works	Ord House, Strathpeffer, IV14 9AX,		
Applicant Name	Mr Murdo Murchison		
Case Officer			

Ref Number	25/00634/NDOM5/2	Application Type	Domestic New Build Multi Plot
Date Received	19/01/2026	Grid Reference	198769 912403
Description of Works	Erection of building and associated works to provide staff accommodation, staff laundry and private storage - Stage 3 - External drainage		
Location of Works	Coigach Community Development Co, The Smokehouse, Altandhu, Achiltibuie, Ullapool, IV26		
Applicant Name	Summer Isles Enterprises Ltd		
Case Officer	Audrey Hartland 01349 868423 Audrey.Hartland2@highland.gov.uk		

Ref Number	26/00067/DOM2	Application Type	Domestic New Build (other)
Date Received	21/01/2026	Grid Reference	191126 830473
Description of Works	Sitting of pod to rear of property and connection of foul water to existing septic tank and soakaway		
Location of Works	House Of Brewer, Sallachy, Dornie, Kyle, IV40 8DZ,		
Applicant Name	Mr Craig MacRae		
Case Officer	Roddy MacKinnon 01478 613821 roddy.mackinnon@highland.gov.uk		

Ref Number	26/00072/DOM2	Application Type	Domestic New Build (other)
Date Received	21/01/2026	Grid Reference	215861 888401
Description of Works	Erection of dwelling		
Location of Works	Caorann Beg, 60M SE Of Wil O Brook, Ardindrean, Loch Broom, ,		
Applicant Name	Mrs Caroline Newling		
Case Officer	Audrey Hartland 01349 868423 Audrey.Hartland2@highland.gov.uk		

Ref Number	26/00082/DOM1	Application Type	Domestic New Build Multi Plot
Date Received	23/01/2026	Grid Reference	182575 826611
Description of Works	Change of use of commercial building to residential annexe		
Location of Works	Tullach Ard Byre, Kirkton, Balmacara, Kyle, IV40 8EG,		
Applicant Name	Mr Lachlan Stewart		
Case Officer			

Cromarty Firth

Ward-06

Ref Number	18/01511/NDOM7/B	Application Type	Non Domestic (Commercial)
Date Received	19/01/2026	Grid Reference	266600 868693
Description of Works	Alterations and extension to Visitor Centre - AMENDMENT - Refurbishment of areas previously designated as visitor rooms and shop to form Reception, Welcome Room, Museum and Boutique, with associated alterations to building services to suit the new layouts.		
Location of Works	Dalmore Distillery, Alness, IV17 0UT,		
Applicant Name	Whyte & MacKay		
Case Officer	Dale MacDonald		
	dale.macdonald@highland.gov.uk		

Ref Number	24/01767/NDOM9/1	Application Type	Non Domestic (Storage/Agri)
Date Received	21/01/2026	Grid Reference	270887 870043
Description of Works	Erection of 3 whiskey maturation warehouses W129-131, WH138-140, W147-149 - STAGE 2 - Electrical layout and steel connexion details		
Location of Works	Whyte And Mackay, Warehouse 129, Cromarty Firth Industrial Park, Invergordon, ,		
Applicant Name	Whyte & Mackay		
Case Officer	Lois Chambers		
	01408 635273		
	lois.macmillan@highland.gov.uk		

Tain and Easter Ross

Ward-07

No applications this week.

Dingwall And Seaforth

Ward-08

Ref Number	24/01055/NDOM7/D	Application Type	Domestic New Build Multi Plot
Date Received	23/01/2026	Grid Reference	254871 858784
Description of Works	Minor changes to the internal layout of Unit 1 due to meter connection requirements. A new partition is proposed within the area of Unit 1 to provide a secure location which will accommodate the meters for both Unit 1 and Unit 2.		
Location of Works	Ross House, 71 High Street, Dingwall, ,		
Applicant Name	Highland Council		
Case Officer			

Ref Number	26/00058/NDOM8	Application Type	Non Domestic (Industrial)
Date Received	19/01/2026	Grid Reference	255657 858685
Description of Works	Install solar PV panels		
Location of Works	Dingwall & District Mens Shed, Jubilee Park Road, Dingwall, IV15 9QZ,		
Applicant Name	Mr Steve Dovey		
Case Officer	Audrey Hartland 01349 868423 Audrey.Hartland2@highland.gov.uk		

Ref Number	26/00065/NDOM9	Application Type	Non Domestic (Storage/Agri)
Date Received	09/01/2026	Grid Reference	257296 849813
Description of Works	Erect a steel portal frame building		
Location of Works	Land 500M NE Of The Bungalow, 6 Garguston, Muir Of Ord, ,		
Applicant Name	W.W. Martin & Son		
Case Officer	Audrey Hartland 01349 868423 Audrey.Hartland2@highland.gov.uk		

Ref Number	26/00076/TEST	Application Type	Test Application for Building
Date Received	22/12/2025	Grid Reference	250369 850604
Description of Works	test		
Location of Works	Treetops, Tenafield, Muir Of Ord, IV6 7XB,		
Applicant Name	Katie		
Case Officer	Katie Green Katie.Green@highland.gov.uk		

Black Isle

Ward-09

Ref Number	24/00414/DOM2/A	Application Type	Domestic New Build (other)
Date Received	21/01/2026	Grid Reference	278652 867611
Description of Works	Alterations to garden wall and subsequent erection of two bedroom dwellinghouse - AMENDMENT- As built variations		
Location of Works	Walled Garden Beside Old Bank House In Cromarty,		
Applicant Name	Mr & Mrs Menno & Jane Verburg		
Case Officer	Scott Ramsay 01349 868420 scott.ramsay@highland.gov.uk		

Ref Number	26/00068/DOM3	Application Type	Domestic Existing Building
Date Received	20/01/2026	Grid Reference	279134 867282
Description of Works	Replace superstructure of existing conservatory to match existing		
Location of Works	Burnside, Burnside Place, Cromarty, IV11 8XQ,		
Applicant Name	Mrs M Cooper		
Case Officer	Scott Ramsay 01349 868420 scott.ramsay@highland.gov.uk		

Ref Number	26/00071/DOM3	Application Type	Domestic Existing Building
Date Received	21/01/2026	Grid Reference	257090 855179
Description of Works	Alteration and extension of house.		
Location of Works	1 Kinkell, Easter Kinkell, Conon Bridge, Dingwall, IV7 8AR,		
Applicant Name	Mr Calum MacKinnon		
Case Officer	Scott Ramsay 01349 868420 scott.ramsay@highland.gov.uk		

Eilean A' Cheò

Ward-10

Ref Number	25/00241/NDOM6/2	Application Type	Domestic New Build Multi Plot
Date Received	22/01/2026	Grid Reference	164371 823375
Description of Works	STAGE 3 M&E Stage -Mechanical and Electrical elements including an SBEM calculation		
Location of Works	Land 95M NE Of, 18 Boreraig Place, Broadford, Isle Of Skye, ,		
Applicant Name	The Highland Council		
Case Officer			

Caol and Mallaig

Ward-11

No applications this week.

Aird And Loch Ness

Ward-12

Ref Number	25/01146/DOM2/A	Application Type	Domestic New Build Multi Plot
Date Received	21/01/2026	Grid Reference	271088 838462
Description of Works	Construct new build dwelling - AMENDMENT - Change from log construction to 'traditional' timber frame construction complete with timber roof trusses		
Location of Works	Woodlands, Upper Faillie, Daviot, Inverness, IV2 6WG,		
Applicant Name	Mr And Mrs D MacRitchie		
Case Officer	Gary Sartain 07342705713 gary.sartain@highland.gov.uk		

Ref Number	25/01630/DOM4	Application Type	Domestic Existing Building
Date Received	05/11/2025	Grid Reference	251009 828676
Description of Works	Convert part of an existing dwelling to provide Short Term Let accommodation		
Location of Works	Larisa House, Bunloit, Drumnadrochit, Inverness, IV63 6XG,		
Applicant Name	Mrs Lynne Campbell-Cornfield		
Case Officer	Graham Irvine 07767 670534 graham.irvine@highland.gov.uk		

Ref Number	26/00062/NDOM5	Application Type	Non Domestic (Residential)
Date Received	20/01/2026	Grid Reference	252695 846791
Description of Works	Wastewater disposal system for holiday caravan.		
Location of Works	Mayfield, 23 Tomich, Beauly, IV4 7AS,		
Applicant Name	Mr Ewen Simpson		
Case Officer	Inverness PBSS Allocator		

Ref Number	26/00081/DOM1	Application Type	Domestic New Build Multi Plot
Date Received	23/01/2026	Grid Reference	259730 826834
Description of Works	DRAINAGE TO NEW HOLIDAY LET		
Location of Works	Cailltidh, Torness, Inverness, IV2 6UG,		
Applicant Name	Mr FRASER MACPHERSON		
Case Officer			

Inverness West

Ward-13

Ref Number	26/00069/DOM2	Application Type	Domestic New Build (other)
Date Received	21/01/2026	Grid Reference	264605 845512
Description of Works	Erection of private dwelling		
Location of Works	Land 40M NE Of Balnafettack House, Inverness, ,		
Applicant Name	Ms Anne Fraser		
Case Officer	Gary Sartain 07342705713 gary.sartain@highland.gov.uk		

Inverness Central

Ward-14

Ref Number	25/00605/NDOM7/A	Application Type	Domestic New Build Multi Plot
Date Received	18/01/2026	Grid Reference	266730 845340
Description of Works	Conversion and internal fit out work to combine 2 units to 1 - AMENDMENT - Repositing of Air Con. units, omitting bin store to external storage, adjusting layout of wc, kitchen and office repositing of Emg. lighting		
Location of Works	Union Court, 35 Baron Taylor Street, Inverness, IV1 1QG,		
Applicant Name	Mr Joseph Mooney		
Case Officer	Inverness PBSS Allocator		

Inverness Ness-Side

Ward-15

Ref Number	23/01549/NDOM5/B	Application Type	Non Domestic (Residential)
Date Received	19/01/2026	Grid Reference	266297 843417
Description of Works	Installation of en-suites and formation of small communal kitchenette - AMENDMENT - All works on top floor of building to be removed form warrant as not being carried out - layout of bathroom to be amended		
Location of Works	Rossal House, 31 Island Bank Road, Inverness, IV2 4QS,		
Applicant Name	Partnership Of SW And DL. Peasnall		
Case Officer	Gary Sartain 07342705713 gary.sartain@highland.gov.uk		

Ref Number	25/01107/DOM3/A	Application Type	Domestic Existing Building
Date Received	19/01/2026	Grid Reference	264768 841270
Description of Works	Erection of extension to dwelling - AMENDMENT - Change in roof design		
Location of Works	131 Eilean Donan Road, Inverness, IV2 6FJ,		
Applicant Name	Mrs A Nicholson		
Case Officer	Scott MacBean 01463 785083 Scott.MacBean8@highland.gov.uk		

Ref Number	25/01363/DOM4/A	Application Type	Domestic New Build Multi Plot
Date Received	19/01/2026	Grid Reference	265455 842675
Description of Works	Convert existing garage into office - AMENDMENT - 1. Existing front elevation parapet removed, 2. Roof construction revised, 3. Electrical layout revised, 4. Drainage route updated to match existing findings, 5. WC extract to vent through roof		
Location of Works	2 Borlum Road, Inverness, IV2 4RN,		
Applicant Name	Mr Douglas Yule		
Case Officer	Jessica Gordon 01463 785032 Jessica.Gordon@highland.gov.uk		

Inverness Millburn

Ward-16

Ref Number	26/00054/NDOM5	Application Type	Non Domestic (Residential)
Date Received	19/01/2026	Grid Reference	268369 845755
Description of Works	Demolition of storm damaged staff accommodation building which stands to the north west corner of the hotel complex, the building is detached and independent to the main hotel building and neighbouring properties.		
Location of Works	Jurys Inn, 17 Millburn Road, Inverness, IV2 3TR,		
Applicant Name	Mr Rod Munro		
Case Officer	Ryan Johns		
	ryan.johns@highland.gov.uk		

Culloden And Ardersier

Ward-17

Ref Number	22/01906/DOM3/A	Application Type	Domestic Existing Building
Date Received	21/01/2026	Grid Reference	273313 846798
Description of Works	Installation of two glazed units (measuring 1800 x 600mm) in gable end of building to provide additional daylight to lounge/sun room - AMENDMENT - Changing Panel sizes		
Location of Works	4 Cameron Avenue, Balloch, Inverness, IV2 7JT,		
Applicant Name	Mr Iain Mackie		
Case Officer	Inverness PBSS Allocator		

Nairn And Cawdor

Ward-18

Ref Number	23/00081/DOM1/E	Application Type	Domestic New Build Multi Plot
Date Received	20/01/2026	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 - Updated Foundation Designs - The Rossdhu, Shantron, Ardlui/Ardvorlich, Cashell/Endrick, Finlas and Sloy House types		
Location of Works	Land 320M NE Of Delnies School House, Nairn, ,		
Applicant Name	Barratt Homes		
Case Officer	Chris Milne (01349) 868817 Chris.Milne@highland.gov.uk		

Ref Number	26/00070/DOM3	Application Type	Domestic Existing Building
Date Received	21/01/2026	Grid Reference	288435 851847
Description of Works	Erection of extension to dwelling		
Location of Works	2 Geddes Village, Nairn, IV12 5SB,		
Applicant Name	Mr And Mrs P Stephenson		
Case Officer	Chris Milne (01349) 868817 Chris.Milne@highland.gov.uk		

Inverness South

Ward-19

Ref Number	22/00387/NDOM7/3	Application Type	Non Domestic (Commercial)
Date Received	23/01/2026	Grid Reference	267449 842586
Description of Works	Removal of Porch to side of building, construct extension for kitchen and staff facilities - STAGE 3 - M & E		
Location of Works	Fairways, Sir Walter Scott Drive, Inverness, IV2 6AA,		
Applicant Name	Fairways Inverness Ltd		
Case Officer	Gary Sartain 07342705713 gary.sartain@highland.gov.uk		

Ref Number	23/01217/DOM4/A	Application Type	Domestic New Build Multi Plot
Date Received	19/01/2026	Grid Reference	275388 845747
Description of Works	Alter house first floor (extend bedroom, add en suites, form Juliet balcony), Convert garage to Gym / Studio - AMENDMENT - Minor changes to layout, Omission of en suite shower room to Bed 4, Revised door and windows to NE elevation of garage conversion		
Location of Works	Kadoobi, 28 Brookfield, Culloden Moor, Inverness, IV2 5GL,		
Applicant Name	Mr & Mrs S & A Aslam		
Case Officer	Jessica Gordon 01463 785032 Jessica.Gordon@highland.gov.uk		

Ref Number	25/00945/DOM2/A	Application Type	Domestic New Build Multi Plot
Date Received	23/01/2026	Grid Reference	280292 829182
Description of Works	relocation of drainage discharge location		
Location of Works	Silver Birch Cottage, Tomatin, Inverness, IV13 7YN,		
Applicant Name	Mr Darren Hart		
Case Officer			

Ref Number	26/00053/DOM4	Application Type	Domestic Existing Building
Date Received	19/01/2026	Grid Reference	268472 843081
Description of Works	Remove garage door and replace with window and panelling. Brick up side door to be a full wall. This will remove drafts and make the space warmer and more usable. There will still be a door accessing the garden and the door into the main part of the house		
Location of Works	10 Neil Gunn Crescent, Inverness, IV2 3EL,		
Applicant Name	Mrs Jill Brown		
Case Officer	Aaron Nicolson Aaron.Nicolson@highland.gov.uk		

Ref Number	26/00080/DOM1	Application Type	Domestic New Build Multi Plot
Date Received	23/01/2026	Grid Reference	271844 844866
Description of Works	Conversion of existing integrated garage for increased domestic use - play room space.		
Location of Works	24 Westfield Way, Westhill, Inverness, IV2 5AL,		
Applicant Name	Mr & Mrs Fraser & Ashleigh Wallace		
Case Officer			

Badenoch And Strathspey

Ward-20

Ref Number	22/00107/DOM3/B	Application Type	Domestic New Build Multi Plot
Date Received	20/01/2026	Grid Reference	294062 819102
Description of Works	Erection of balcony and alterations to existing window and entrance door - AMENDMENT - Steel structure for the proposed balcony revised to timber		
Location of Works	Bryggja, Church Drive, Boat Of Garten, PH24 3BZ,		
Applicant Name	Mr And Mrs Oxtoby		
Case Officer	Andrew Dunley 01463 785082 andrew.dunley@highland.gov.uk		

Ref Number	26/00055/NDOM6	Application Type	Non Domestic (Assembly)
Date Received	19/01/2026	Grid Reference	290220 813972
Description of Works	Proposed first floor internal alterations to existing storage space to partially sub-divide storage to form a new Sport Simulator venue		
Location of Works	Speyside Property Services, Unit 18-4 Spey Valley Business Park, Dalfaber Industrial Estate,		
Applicant Name	Mr Brian O'Donnell		
Case Officer	Andrew Dunley 01463 785082 andrew.dunley@highland.gov.uk		

Ref Number	26/00057/NDOM9	Application Type	Non Domestic (Storage/Agri)
Date Received	19/01/2026	Grid Reference	303457 828079
Description of Works	Demolish existing dilapidated store/outbuilding and erect replacement store/outbuilding.		
Location of Works	24 Castle Road, Grantown-On-Spey, PH26 3HL,		
Applicant Name	Mr & Mrs M McIver		
Case Officer	Andrew Dunley 01463 785082 andrew.dunley@highland.gov.uk		

Ref Number	26/00059/DOM4	Application Type	Domestic Existing Building
Date Received	20/01/2026	Grid Reference	289278 813071
Description of Works	Create opening in internal stud structural wall		
Location of Works	90 Bynack More, Aviemore, PH22 1UW,		
Applicant Name	Mr J Purves		
Case Officer	Eric Hanna 01463 702719 eric.hanna@highland.gov.uk		

Ref Number	26/00064/DOM3	Application Type	Domestic Existing Building
Date Received	20/01/2026	Grid Reference	295106 820739
Description of Works	<p>The North wing of the building will be demolished and rebuilt. The main stone cottage will be refinished and upgraded with modern fittings and thermal insulation improvements. Windows have been lost and so new windows will be installed. The existing slate roof will be repaired on the main building. Plumbing and electrics will be reconnected to allow for the use of the building as a workshop, work space, pilates and art studio for the building's owners who reside in the adjacent house. The building will be for private use.</p>		
Location of Works	Coire Lynchurn, Drumuillie, Boat Of Garten, PH24 3BX,		
Applicant Name	Mr & Mrs Nick Morgan Heather Sim		
Case Officer	Andrew Dunley 01463 785082 andrew.dunley@highland.gov.uk		

Fort William And Ardnamurchan

Ward-21

Ref Number	26/00061/DOM4	Application Type	Domestic Existing Building
Date Received	20/01/2026	Grid Reference	210224 773961
Description of Works	Proposed Replacement Roof Covering (Storm Damage)		
Location of Works	Marshall And Pearson, 35 High Street, Fort William, PH33 6DH,		
Applicant Name	Co-Owners Of 33-35 High Street		
Case Officer	Iain Massey		

iain.massey3@highland.gov.uk

Ref Number	26/00073/DOM1	Application Type	Domestic New Build Multi Plot
Date Received	22/01/2026	Grid Reference	209902 772969
Description of Works	Plasterboard ceilings throughout the ground floor flat are to be removed and replaced with new following a fire. Please refer to copy of correspondence with Scott Willox regarding extent of works requiring warrant approval.		
Location of Works	8 Lochaber Place, Fort William, PH33 6XB,		
Applicant Name	Highland Council		
Case Officer			

Ref Number	26/00075/DOM1	Application Type	Domestic New Build Multi Plot
Date Received	22/01/2026	Grid Reference	149036 763593
Description of Works	New service station and village shop		
Location of Works	Land 80M SE Of Corrie Beag, Pier Road, Kilchoan, ,		
Applicant Name	West Ardnamurchan Community Development Company		
Case Officer			