

Weekly Building Warrant Applications List



- 01 - North, West and Central Sutherland
- 02 - Thurso and Northwest Caithness
- 03 - Wick and East Caithness
- 04 - East Sutherland and Edderton
- 05 - Wester Ross, Strathpeffer and Lochalsh
- 06 - Cromarty Firth
- 07 - Tain and Easter Ross
- 08 - Dingwall and Seaforth
- 09 - Black Isle
- 10 - Eilean a' Cheò
- 11 - Caol and Mallaig
- 12 - Aird and Loch Ness
- 13 - Inverness West
- 14 - Inverness Central
- 15 - Inverness Ness-side
- 16 - Inverness Millburn
- 17 - Culloden and Ardersier
- 18 - Nairn and Cawdor
- 19 - Inverness South
- 20 - Badenoch and Strathspey
- 21 - Fort William and Ardnamurchan

North, West And Central Sutherland

Ward-01

Ref Number	26/00125/NDOM5	Application Type	Non Domestic (Residential)
Date Received	02/02/2026	Grid Reference	287734 965109
Description of Works	Proposed side deck with external glazed lean-to building and part conversion of external barn building in external toilet area		
Location of Works	Melvich Hotel, Melvich, Thurso, KW14 7YJ,		
Applicant Name	Blantyre Properties Ltd		
Case Officer	Lois Chambers 01408 635273 lois.macmillan@highland.gov.uk		
Ref Number	26/00130/DOM3	Application Type	Domestic Existing Building
Date Received	03/02/2026	Grid Reference	220941 959059
Description of Works	Proposed utility and sun room and bedroom extension.		
Location of Works	Munro House, Oldshoremore, Rhiconich, Lairg, IV27 4RS,		
Applicant Name	Mr Alex Munro		
Case Officer	Lois Chambers 01408 635273 lois.macmillan@highland.gov.uk		
Ref Number	26/00137/DOM3	Application Type	Domestic Existing Building
Date Received	04/02/2026	Grid Reference	257092 911332
Description of Works	Erect extension to enlarge kitchen dining area		
Location of Works	6 Tirryside, Lairg, IV27 4DL,		
Applicant Name	Mrs Jean McMurray		
Case Officer	Sarah Dunnett Sarah.Dunnett2@highland.gov.uk		

Thurso and Northwest Caithness

Ward-02

No applications this week.

Wick And East Caithness

Ward-03

Ref Number	26/00122/NDOM6	Application Type	Non Domestic (Assembly)
Date Received	02/02/2026	Grid Reference	324736 935709

Description of Works Internal alterations and formation of new doorway and ramp

Location of Works Lybster Bowling Club, Main Street, Lybster, KW3 6BJ, ,

Applicant Name Lybster Bowling Club

Case Officer Gary Ballantyne

01408 635376

gary.ballantyne@highland.gov.uk

Ref Number	26/00126/DOM2	Application Type	Domestic New Build (other)
Date Received	03/02/2026	Grid Reference	339036 972660

Description of Works Erect new bungalow with septic tank and soakaway

Location of Works Land 30M SW Of Thorvald, East End, John O'groats, ,

Applicant Name Ms Sally Mowat

Case Officer Davy Ross

01408 635328

davy.ross@highland.gov.uk

Ref Number	26/00127/DOM4	Application Type	Domestic Existing Building
Date Received	03/02/2026	Grid Reference	324331 936079

Description of Works Alter internal layout and form patio doors

Location of Works Mildon, Newton, Lybster, KW3 6BT,

Applicant Name Mr Rob Taylor

Case Officer Davy Ross

01408 635328

davy.ross@highland.gov.uk

East Sutherland and Edderton

Ward-04

No applications this week.

Wester Ross, Strathpeffer And Lochalsh

Ward-05

Ref Number	26/00119/DOM2	Application Type	Domestic New Build (other)
Date Received	31/01/2026	Grid Reference	215718 888702
Description of Works	Erect new dwelling house using existing drive access. Construct engineered natural stone retaining wall to rear of house. Install private treatment plant and partial soakaway already SEPA consented. Connect to existing services on site.		
Location of Works	Land 80M South Of Tigh Na H'Acarsaid, Ardindrean, Loch Broom, ,		
Applicant Name	Mr Craig Neate		
Case Officer	Scott Ramsay 01349 868420 scott.ramsay@highland.gov.uk		
Ref Number	26/00128/DOM1	Application Type	Domestic New Build Multi Plot
Date Received	03/02/2026	Grid Reference	187893 826595
Description of Works	erection of 2 buildings forming 5 letting units		
Location of Works	Eilean Donan Apartments, Ardelve, Kyle, IV40 8DY,		
Applicant Name	Conchra Trust		
Case Officer	Roddy MacKinnon 01478 613821 roddy.mackinnon@highland.gov.uk		
Ref Number	26/00157/DOM1	Application Type	Domestic New Build Multi Plot
Date Received	06/02/2026	Grid Reference	183140 835309
Description of Works	Demolition of the existing sunroom extension, internal strip-out and demolition works, removal of existing windows and doors, formation of new openings and associated works. These elements precede wider renovation works, which will be the subject of a separate, subsequent building warrant application.		
Location of Works	Otter Cottage, Ardaneaskan, Lochcarron, Strathcarron, IV54 8YL,		
Applicant Name	Mr / Mrs James / Lina McColl / Wahlstrom		
Case Officer			

Cromarty Firth

Ward-06

Ref Number	25/00393/DOM2/A	Application Type	Domestic New Build (other)
Date Received	04/02/2026	Grid Reference	257796 863872
Description of Works	Garage conversion to annex associated with dwelling house - AMENDMENT - Omission of stove and alteration to stair		
Location of Works	Culnaskeath Farmhouse, Foulis, Evanton, Dingwall, IV16 9UX,		
Applicant Name	Ms Brett Fletcher		
Case Officer	Dale MacDonald		

dale.macdonald@highland.gov.uk

Tain And Easter Ross

Ward-07

Ref Number	23/01897/NDOM8/6	Application Type	Non Domestic (Industrial)
Date Received	03/02/2026	Grid Reference	279555 869500
Description of Works	Erection of Main Factory - STAGE 5 - Internal walls, firestopping details, clean rooms, internal rooms, compartment wall		
Location of Works	Sumitomo Electric U.K. Power Cables LTD, Nigg, Tain, IV19 1QY,		
Applicant Name	Europlan Engineering UK Ltd		
Case Officer	Gary Ballantyne 01408 635376 gary.ballantyne@highland.gov.uk		
Ref Number	26/00139/NDOM5	Application Type	Non Domestic (Residential)
Date Received	04/02/2026	Grid Reference	278093 881971
Description of Works	Renovation		
Location of Works	13 Ross Street, Tain, IV19 1BA,		
Applicant Name	Wilson Holdings Glasgow Ltd		
Case Officer	Caroline Lewis 07552 928267 caroline.lewis@highland.gov.uk		

Dingwall And Seaforth

Ward-08

Ref Number	26/00145/NDOM8	Application Type	Non Domestic (Industrial)
Date Received	05/02/2026	Grid Reference	255042 859046
Description of Works	Demolition of 2 existing workshop and office buildings within the Tulloch street yard.		
Location of Works	Yard, Tulloch Street, Dingwall, IV15 9JZ,		
Applicant Name	The Highland Council		
Case Officer	Scott Ramsay 01349 868420 scott.ramsay@highland.gov.uk		

Ref Number	26/00155/DOM1	Application Type	Domestic New Build Multi Plot
Date Received	06/02/2026	Grid Reference	262912 849074
Description of Works	Erection of ground floor extension, and formation of dormer.		
Location of Works	The Old Farmhouse, Artafallie, North Kessock, Inverness, IV1 3AD,		
Applicant Name	Mr James Attridge		
Case Officer			

Black Isle

Ward-09

Ref Number	26/00131/DOM2	Application Type	Domestic New Build (other)
Date Received	03/02/2026	Grid Reference	272680 857157
Description of Works	Construction of a new timber house on the site of the former Wards Farm house.		
Location of Works	Wards Farm, Fortrose, IV10 8SG,		
Applicant Name	Ms Judith Robertson		
Case Officer	Scott Ramsay 01349 868420 scott.ramsay@highland.gov.uk		

Eilean A' Cheò

Ward-10

Ref Number	22/00305/NDOM7/A	Application Type	Domestic New Build Multi Plot
Date Received	06/02/2026	Grid Reference	149470 868216
Description of Works	changes to internal partitions & WC cubicle layout, change to water heating, minor changes to external platt, ramp, steps, etc,		
Location of Works	Staffin Boatslip And Breakwater, Staffin, Isle Of Skye, ,		
Applicant Name	Staffin Community Trust		
Case Officer			

Ref Number	22/02067/DOM4/A	Application Type	Domestic New Build Multi Plot
Date Received	03/02/2026	Grid Reference	165996 823078
Description of Works	Alterations to the house (as built variations and retention of the existing garage)		
Location of Works	Locinbrae, Harrapool, Broadford, Isle Of Skye, IV49 9AH,		
Applicant Name	Mr William Brown		
Case Officer	Roddy MacKinnon 01478 613821 roddy.mackinnon@highland.gov.uk		

Ref Number	26/00118/DOM3	Application Type	Domestic Existing Building
Date Received	31/01/2026	Grid Reference	168114 823454
Description of Works	extension to the residential unit		
Location of Works	Cleadale, 9 Upper Breakish, Breakish, IV42 8PY,		
Applicant Name	Mr Chris Dibble		
Case Officer	Roddy MacKinnon 01478 613821 roddy.mackinnon@highland.gov.uk		

Ref Number	26/00133/NDOM5	Application Type	Non Domestic (Residential)
Date Received	03/02/2026	Grid Reference	146921 843791
Description of Works	additional door installation to the kitchen		
Location of Works	Bracken Hide Hotel, Struan Road, Portree, Isle Of Skye, IV51 9EG,		
Applicant Name	Perle Hotels Ltd		
Case Officer	Brian MacLeod 07721 569479 brian.macleod@highland.gov.uk		

Ref Number	26/00134/DOM3	Application Type	Domestic Existing Building
Date Received	03/02/2026	Grid Reference	154949 838112
Description of Works	extension to the house		
Location of Works	1 Oscaig Park, Isle Of Raasay, Kyle, IV40 8PB,		
Applicant Name	Mr & Mrs J Hallas		
Case Officer	Brian MacLeod 07721 569479 brian.macleod@highland.gov.uk		

Ref Number 26/00136/DOM2 **Application Type** Domestic New Build (other)
Date Received 03/02/2026 **Grid Reference** 115471 849680

Description of Works erection of a house
Location of Works The Orion House, Upper Milovaig, Glendale, Isle Of Skye, IV55 8WY,
Applicant Name Ms Paula Molinero
Case Officer Brian MacLeod
07721 569479
brian.macleod@highland.gov.uk

Ref Number 26/00140/NDOM5 **Application Type** Non Domestic (Residential)
Date Received 05/02/2026 **Grid Reference** 148498 843682

Description of Works Installation of a drainage system to the pod
Location of Works Rockview, 3 Mill Road, Portree, Isle Of Skye, IV51 9DQ,
Applicant Name Rockview Bed & Breakfast
Case Officer Brian MacLeod
07721 569479
brian.macleod@highland.gov.uk

Ref Number 26/00141/NDOM5 **Application Type** Non Domestic (Residential)
Date Received 05/02/2026 **Grid Reference** 137974 867484

Description of Works conversion and extension of the steading ruin to form additional letting accommodation
Location of Works Monkstadt 1745 Luxury Lodge, Linicro, Portree, IV51 9YN,
Applicant Name Monkstadt 1745
Case Officer Roddy MacKinnon
01478 613821
roddy.mackinnon@highland.gov.uk

Ref Number 26/00142/NDOM5 **Application Type** Non Domestic (Residential)
Date Received 05/02/2026 **Grid Reference** 137830 867455

Description of Works Erection of two holiday letting units
Location of Works Monkstadt 1745 Luxury Lodge, Linicro, Portree, IV51 9YN, , ,
Applicant Name Monkstadt 1745
Case Officer Roddy MacKinnon
01478 613821
roddy.mackinnon@highland.gov.uk

Ref Number 26/00147/DOM1 **Application Type** Domestic New Build Multi Plot
Date Received 05/02/2026 **Grid Reference** 135329 838599

Description of Works Erection of extension and internal amendments
Location of Works 1 Balgawan, Struan, Isle Of Skye, IV56 8FA,
Applicant Name Mr Simon Frost
Case Officer

Caol And Mallaig

Ward-11

Ref Number	26/00121/DOM2	Application Type	Domestic New Build (other)
Date Received	02/02/2026	Grid Reference	231455 781098
Description of Works	The proposal is for a single-storey detached bungalow of approximately 122m ² , comprising two bedrooms, a main bathroom, & an en-suite. The plot is level, grassed & requires minimal ground preparation, with no trees present. The new design will incorporate roof-mounted solar PV panels		
Location of Works	Land 35M East Of Mountain View, Murlaggan, Roy Bridge, ,		
Applicant Name	Mr George McCullum		
Case Officer	Donald Donnelly 01397 707045 donald.donnelly@highland.gov.uk		
Ref Number	26/00129/DOM4	Application Type	Domestic Existing Building
Date Received	03/02/2026	Grid Reference	166573 791880
Description of Works	Internal alterations to existing living area		
Location of Works	Taigh Dubh Na Mara, Glenancross Road, Morar, Mallaig, PH40 4PD,		
Applicant Name	Mr Neil Robertson		
Case Officer	Donald Donnelly 01397 707045 donald.donnelly@highland.gov.uk		

Aird And Loch Ness

Ward-12

Ref Number	17/01139/DOM2/A	Application Type	Domestic New Build (other)
Date Received	03/02/2026	Grid Reference	252440 838388
Description of Works	Construction of new single storey dwelling - AMENDMENT - Adjustment to plant room, roof and cladding adjustment		
Location of Works	Land 60M NE Of Breamus, Teavarron, Kiltarlity, ,		
Applicant Name	Mr & Mrs James Foster		
Case Officer	Gary Sartain 07342705713 gary.sartain@highland.gov.uk		
Ref Number	22/00119/DOM2/A	Application Type	Domestic New Build (other)
Date Received	04/02/2026	Grid Reference	256785 844694
Description of Works	Erect new house - AMENDMENT - 2no. Velux roof windows in lounge omitted.		
Location of Works	Land 20M SW Of Drumallan, Drumchardine, Kirkhill, ,		
Applicant Name	Mr & Mrs K MacDonald		
Case Officer	Paul Heggie 01463 785120 paul.heggie@highland.gov.uk		
Ref Number	26/00120/NDOM5	Application Type	Non Domestic (Residential)
Date Received	01/02/2026	Grid Reference	251302 838501
Description of Works	Application for a drainage connection for a new short term let cabin. I confirm a building warrant for the cabins will not be required as per Type 23A, Schedule 3 of Regulation 5		
Location of Works	Land 25M NE Of Larch Cottage, 9 Ardendrain, Kiltarlity, ,		
Applicant Name	Mrs Helen Lavery		
Case Officer	Calum Seaton calum.seaton@highland.gov.uk		
Ref Number	26/00132/DOM4	Application Type	Domestic Existing Building
Date Received	03/02/2026	Grid Reference	259907 834705
Description of Works	Convert existing loft space to create a bedroom and shower room		
Location of Works	7 Torr Gardens, Dores, Inverness, IV2 6TS,		
Applicant Name	Mr & Mrs Michael Bevins		
Case Officer	Aaron Nicolson Aaron.Nicolson@highland.gov.uk		

Ref Number 26/00150/DOM1 **Application Type** Domestic New Build Multi Plot
Date Received 06/02/2026 **Grid Reference** 271065 837956
Description of Works SERVICES TO HOLIDAY LETS
Location of Works Riverside Lodge, Daviot, Inverness, IV2 6XN,
Applicant Name MR & MRS S COLLINS
Case Officer

Ref Number 26/00153/DOM1 **Application Type** Domestic New Build Multi Plot
Date Received 06/02/2026 **Grid Reference** 264415 838920
Description of Works Building warrant for drainage installation in relation to planning application 25/02513/FUL.
Location of Works Essich Park, Inverness, IV2 6AP,
Applicant Name Mr Jamie Dolan
Case Officer

Inverness West

Ward-13

Ref Number	25/01065/NDOM6/A	Application Type	Domestic New Build Multi Plot
Date Received	06/02/2026	Grid Reference	263872 843524
Description of Works	- Re-arranged louvre door opening on extension from PIR to rockwool RW45 in the walls and roof. - Amended internal lining insulation specification - Relocated external plant area		

Location of Works	Kilvean Crematorium, Kilvean Road, Inverness, IV3 8JN,
Applicant Name	The Highland Council
Case Officer	

Ref Number	26/00123/DOM3	Application Type	Domestic Existing Building
Date Received	02/02/2026	Grid Reference	264809 846534
Description of Works	New kitchen extension with a full roof replacement. New rear doorway and internal raised lintel		

Location of Works	Lovat Cottage, 11 High Street, Clachnaharry, Inverness, IV3 8RB,
Applicant Name	Ms J Douglas
Case Officer	Ryan Johns

ryan.johns@highland.gov.uk

Inverness Central

Ward-14

Ref Number	25/01651/DOM4/A	Application Type	Domestic New Build Multi Plot
Date Received	06/02/2026	Grid Reference	266095 845562
Description of Works	Now the plumber is in, he realises there isn't enough drop to allow the drainage for the new ensuites & kitchen to go under the floor boards, so he wants to core out and put the drainage pipes externally.		
Location of Works	3A Wells Street, Inverness, IV3 5JT,		
Applicant Name	Mr Philip Buchan		
Case Officer			

Ref Number	26/00138/DOM4	Application Type	Domestic Existing Building
Date Received	04/02/2026	Grid Reference	265643 846650
Description of Works	Water damaged elements to the existing separating floor and walls require to be removed. Replacement materials to be fitted to the separating floor and walls in order to improve performance in relation to fire resistance and sound transfer.		
Location of Works	83 Kessock Avenue, Inverness, IV3 8BA,		
Applicant Name	Highland Council		
Case Officer	Gary Sartain 07342705713 gary.sartain@highland.gov.uk		

Inverness Ness-Side

Ward-15

Ref Number	26/00143/DOM1	Application Type	Domestic New Build Multi Plot
Date Received	05/02/2026	Grid Reference	267584 843064
Description of Works	Demolition of existing buildings and redevelopment of 12 No. new build properties and associated site and civil works.		
Location of Works	Balloan Road, Hilton, Inverness, Highland, IV2 4PB,		
Applicant Name	The Highland Council		
Case Officer	Gary Sartain 07342705713 gary.sartain@highland.gov.uk		

Inverness Millburn

Ward-16

No applications this week.

Culloden and Ardersier

Ward-17

No applications this week.

Nairn And Cawdor

Ward-18

Ref Number	26/00124/DOM4	Application Type	Domestic Existing Building
Date Received	02/02/2026	Grid Reference	286133 855945
Description of Works	Internal alterations to ground floor and forming new entrance		
Location of Works	Ruthven Cottage, Delnies, Nairn, IV12 5NT,		
Applicant Name	Mr & Mrs Martin & Trish Robertson		
Case Officer	Gary Sartain 07342705713 gary.sartain@highland.gov.uk		

Inverness South

Ward-19

Ref Number	26/00135/DOM2	Application Type	Domestic New Build (other)
Date Received	03/02/2026	Grid Reference	271458 844398
Description of Works	Removal of existing Garage and the erection of a new build Garage & Home Office		
Location of Works	Ardnuaran, Tower Brae South, Inverness, IV2 5BW,		
Applicant Name	Mr Ruairidh Greenwood		
Case Officer	Chris Milne (01349) 868817 Chris.Milne@highland.gov.uk		

Badenoch And Strathspey

Ward-20

Ref Number	23/01802/DOM3/A	Application Type	Domestic New Build Multi Plot
Date Received	06/02/2026	Grid Reference	271729 799285
Description of Works	Changes include revised ground floor structure, drainage, incoming water and electric supplies, slapping, extension external finish of render in lieu of metal sheeting and revised layouts in extension porch/kitchen and bathrooms.		
Location of Works	Cluny Cottage, Main Street, Newtonmore, PH20 1DR,		
Applicant Name	Mr Mark Beeston		
Case Officer			

Ref Number	24/01541/DOM3/A	Application Type	Domestic New Build Multi Plot
Date Received	03/02/2026	Grid Reference	289499 813621
Description of Works	Removal of existing garage. Erection of new garage, utility & rear extension. Existing front door to be 'blocked up' & timber cladding to section of front elevation of house - AMENDMENT - 2 No. additional Velux windows to rear extension. Plasterboard removed from steel beam over new large opening to dining, with intumescent paint used to prevent spread of flame. Bi-Fold doors replaced with Patio Doors. Utility altered to toilet with smaller window. Tumble dryer and washing machine positioned in garage. Cupboards removed from vestibule.		
Location of Works	Holme-Dyke, 33 Strathspey Avenue, Aviemore, PH22 1SN,		
Applicant Name	Mr And Mrs W Woodhead		
Case Officer	Andrew Dunley 01463 785082 andrew.dunley@highland.gov.uk		

Ref Number	25/01140/DOM2/A	Application Type	Domestic New Build Multi Plot
Date Received	06/02/2026	Grid Reference	290130 813170
Description of Works	Wood Burning Stove re-located		
Location of Works	113 Dalnabay, Silverglades, Aviemore, PH22 1TA,		
Applicant Name	Mr Brian O'Donnell		
Case Officer			

Ref Number	26/00045/NDOM8	Application Type	Non Domestic (Industrial)
Date Received	16/01/2026	Grid Reference	302529 827130
Description of Works	Alterations to existing office building to create additional office. Erection of detached briquetting shed		
Location of Works	A W Laing Ltd, 2 Woodlands Industrial Estate, Woodlands Terrace, Grantown-On-Spey, PH26 3NA,		
Applicant Name	AW Laing Ltd		
Case Officer	Connor Preston 01408 635257 connor.preston@highland.gov.uk		

Ref Number 26/00144/NDOM5 **Application Type** Non Domestic (Residential)
Date Received 05/02/2026 **Grid Reference** 289983 813086

Description of Works Remove non supporting stud partition & door between kitchen & living room. Remove sliding mirrored cupboard doors in vestibule & install a new stud partition & door to form a smaller cupboard giving a larger vestibule space for shoes & hanging jackets etc. Install a new double glazed sliding door to rear elevation in main bedroom in place of original windows, mainly to give emergency egress to the rear but also allow access to the back garden without having to exit via the side door & walk around.

Location of Works 147 Dalnabay, Silverglades, Aviemore, PH22 1TD,

Applicant Name Mr Nicholas Holling

Case Officer Andrew Dunley

01463 785082

andrew.dunley@highland.gov.uk

Ref Number 26/00152/DOM1 **Application Type** Domestic New Build Multi Plot
Date Received 06/02/2026 **Grid Reference** 290570 813506

Description of Works Remove existing window and replace with french doors

Location of Works 8A Corrour Road, Aviemore, PH22 1SS,

Applicant Name Mr Scott McNally

Case Officer

Fort William And Ardnamurchan

Ward-21

Ref Number	25/01247/DOM4/A	Application Type	Domestic New Build Multi Plot
Date Received	03/02/2026	Grid Reference	211592 774604
Description of Works	Remove existing retail fit-out and replace with new - AMENDMENT - Amend jumbo stud wall and head detail		
Location of Works	Poundstretcher, 2 North Road, Fort William, PH33 6SU,		
Applicant Name	B&M Retail Ltd		
Case Officer	Iain Massey		

iain.massey3@highland.gov.uk