

Agenda Item	6.3
Report No	PLS/27/25

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 14 May 2025

Report Title: 25/00196/FUL: Mr J Sweeney
Land 15M East of Milnfield, 83 Kingmills Road, Inverness

Report By: Area Planning Manager - South

Purpose/Executive Summary

Description: Change of use from garage/workshop to house

Ward: 16 – Inverness Millburn

Development category: NO3B – Housing Local

Reason referred to Committee: Objection from 5 or more addresses

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

Recommendation

The Committee is asked to agree the recommendation to **GRANT** the application as set out in section 11 of the report.

1. PROPOSED DEVELOPMENT

- 1.1 The application is for the change of use from an existing garage/workshop to a small two bedroomed house.
- 1.2 The building is approximately 10.7m long, 5.6m wide and 5.2m high to the top of the chimney. The proposal will add a box dormer roof and one conservation style rooflight to the front (northeastern) elevation and two conservation style rooflights to the rear (southwestern) roof elevation. The front elevation will also include a frontage comprising of five floor to ceiling windows and a door. The footprint of the building will remain as existing. A bin storage area is to be provided within the curtilage of the property.
- 1.3 The proposal intends to connect to the public water supply and sewer. The development will make use of the existing access and parking arrangements, with access taken from the Kingsmills Road.
- 1.4 Pre-Application Consultation: None
- 1.5 Supporting Information: Land ownership certificate, Private Access Checklist.
- 1.6 Variations: None

2. SITE DESCRIPTION

- 2.1 The site is located within the established Kingsmills residential area in Inverness. Immediately adjacent to the site is a mixture of two detached properties and five blocks of two storey flats. The site consists of a single storey stone building which has a pitched roof covered in slate. The building is currently used as a garage/workshop and has a number of cars stored within its curtilage. It is not a Listed Building, nor does it sit within a Conservation Area.
- 2.2 The two gable walls of the garage/workshop are on the boundary of adjacent properties and the rear elevation forms part of a stone wall that overlooks the junction of Kingsmills Road and Culcabock Road. The garage/workshop shares an existing private access arrangement with properties at No.83 and No.83A Kingsmills Road. The main amenity space which is laid to gravel faces northeast towards this access and is currently used for parking of vehicles.

3. PLANNING HISTORY

- 3.1 None

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Unknown Neighbour
Date Advertised: 28 February 2025
Representation deadline: 14 March 2025

Timeous representations: 12 (12 No. Households)

Late representations: 2 (2 No. Households)

4.2 Material considerations raised are summarised as follows:

- a) Noise disturbance and inconvenience from construction work
- b) Amenity – potential impact on privacy, character of area, noise, outlook (view) from existing properties
- c) Construction hours
- d) Access/road safety/parking – condition of access road
- e) Material deliveries
- f) Surface water drainage
- g) Overdevelopment of site
- h) Development on shared boundaries
- i) Protected species / bat survey

4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam.

5. CONSULTATIONS

5.1 **Corporate Address Gazetteer:** No objection. Each property needs its own unique property reference number (UPRN). The applicant should notify CAG team when the proposed use is completed.

5.2 **Scottish Water:** No objection. The applicant should be aware that this does not confirm that the proposed development can currently be serviced.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 National Planning Framework 4 (2023) (NPF4)

Policy 1 - Tackling the Climate and Nature Crises

Policy 2 - Climate Mitigation and Adaptation

Policy 3 - Biodiversity

Policy 9 - Brownfield, Vacant and Derelict Land and Empty Buildings

Policy 14 - Design Quality and Place

Policy 15 - Local Living and 20 Minute Neighbourhoods

Policy 16 - Quality Homes

6.2 Highland Wide Local Development Plan 2012 (HwLDP)

28 - Sustainable Design

29 - Design Quality and Place-making

31 - Developer Contributions

34 - Settlement Development Areas

42 - Previously Used Land

6.3 Inner Moray Firth Local Development Plan 2 (2024) (IMFLDP2)

Policy 8 - Placemaking

6.4 Highland Council Supplementary Planning Policy Guidance

Developer Contributions (March 2018)

Sustainable Design Guide (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 Scottish Government Planning Policy and Guidance

Not applicable

8. PLANNING APPRAISAL

- 8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

Determining Issues

- 8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

Planning Considerations

- 8.3 The key considerations in this case are:

- a) compliance with the development plan and other planning policy;
- b) impact on residential amenity;
- c) siting and design;
- d) parking and access;
- e) any other material considerations.

Development plan/other planning policy

- 8.4 The statutory development plan comprises NPF4, Highland-wide Local Development Plan (HwLDP) and the Inner Moray Firth Local Development Plan 2 (IMFLDP2). The proposed development is located within the Settlement Development Area (SDA) of Inverness as identified in IMFLDP2. Developments can be supported within SDAs provided it can be demonstrated that it is compatible with public service provision, makes use of existing brownfield land, will not adversely impact on individual or community residential amenity, and demonstrate sensitive siting and high-quality design in keeping with local character and the historic and natural environment. Consequently, the principle of development is supported through HwLDP Policy 34 (Settlement Development Areas). However, this is subject to the proposal meeting the requirements of HwLDP Policy 28 (Sustainable Design) and all other relevant policies in the Development Plan. NPF4 supports proposals for new houses within existing settlement boundaries where there will be no detrimental impact on biodiversity; where development is consistent with the six qualities of successful places and where development is compliant with the Place Principle.

- 8.5 NPF4 Policies 1-3 apply to all development proposals. When considering all development proposals, significant weight will be given to the global climate and nature crises. Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible. Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions, where possible.
- 8.6 The key NPF4 policies for this proposal are Policy 9 (Brownfield, Vacant and Derelict Land and Empty Buildings), Policy 14 (Design, Quality and Place) and Policy 16 (Quality Homes). NPF4 Policy 9 (Brownfield, Vacant and Derelict Land and Empty Buildings) supports development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings.
- 8.7 NPF4 Policy 14 (Design, Quality and Place) supports development proposals which are consistent with the 6 qualities of successful places – healthy, pleasant, connected, sustainable and adaptable, and does not support development proposals which are poorly designed or detrimental to the amenity of the surrounding area. NPF4 Policy 16 (Quality Homes) supports proposals for smaller scale opportunities within an existing settlement boundary where they do not have a detrimental impact on the character or environmental quality of the home or surrounding area in terms of size, design and materials, or the neighbouring properties in terms of physical impact, overshadowing or overlooking.
- 8.8 These policy aspects are already reflected within the Highland-wide Local Development Plan, notably Policy 28 (Sustainable Design) which assesses proposals against a number of criteria, including their compatibility with public service provision; transport; impact on individual and community residential amenity; demonstration of sensitive siting and high quality design in keeping with local character; and contribution to the economic and social development of the community and Policy 29 (Design Quality and Placemaking), which requires any application to make a positive, net contribution to the architectural and visual quality of the place within which it is proposed.
- 8.9 The proposal is situated within the settlement of Inverness and is consistent with the established settlement pattern and character of the area. Subject to the proposal having no demonstrable adverse impact on residential amenity; no adverse impact on the character and appearance of the neighbourhood; and the access and car parking arrangements being acceptable, the proposal would comply with the Development Plan.

Impact on residential amenity

- 8.10 Representations have raised concerns over potential impact on privacy, character of the area, the outlook from existing properties. The building for the proposed house and associated parking is already accommodated on site. It sits back from other properties, and it overlooks the shared access and the communal parking area for the blocks of flats. The surrounding area is a well-established residential area, and the proposed development would add one further house into the neighbourhood. It

is not considered that allowing the re-use of the building as a small house would have a significant impact on the residential amenity and character of the neighbouring properties.

- 8.11 Concerns have also been raised over noise disturbance from construction work. In terms of noise, it is to be expected that there will be noise produced by any form of construction work. This is not controlled by planning legislation, however an informative is added to make the applicant aware of the acceptable working hours and days for construction activities. Any breaches of this would be investigated by Environmental Health as a statutory noise nuisance.

Siting and Design

- 8.12 The site measures approximately 10.7m wide at its maximum extent in the southwestern corner, which is the width of the garage, with a slight taper towards the access point to the northwest of around 9m. The overall length of the site is approximately 23m.
- 8.13 The existing building is 5.6m wide, and the rest of the site (approximately 17.4m by 9.5m) is open amenity space, with this currently set out to gravel and used for the parking of vehicles. This northwestern and western curtilage boundary is defined by a wall, with the eastern boundary defined by a timber fence. The open amenity space is overlooked by the upper floor windows of 'Milnfield' 83 Kingsmills Road, and the flat to the east.
- 8.14 There would therefore be a modest outdoor amenity space for the proposal, and considerably more than that associated with the adjacent flats. Notwithstanding this, the development is within walking distance of two public parks – Walker Park to the west, and Fraser Park to the north. In these circumstances it is considered that the modest amenity space is acceptable.
- 8.15 Externally, the existing garage/workshop is a single storey building with a slate roof. The proposed development will add a box dormer roof and one conservation style rooflight to the front (northeastern) elevation and two conservation style rooflights to the rear (southwestern) roof elevation. The front elevation will also include a frontage comprising of 5No. floor to ceiling windows and a door, thus providing a vertical emphasis to the glazing.
- 8.16 The existing roof is to be re-slatted. The proposed box dormer measures approximately 3.8m in length, with an approximate depth of 2.3m and it protrudes approximately 2.2m from the roof. It remains lower than the ridgeline of the original building. There is one window located in the dormer. Materials for the dormer are dark grey metal cladding to the roof, sides and façade.
- 8.17 The conservation style recessed rooflights have a central vertical glazing bar. These are considered appropriate. The frontage of the existing building is to be renewed with dark grey metal cladding panels to match the dormer. The proposed windows and door on the front (northeastern) elevation will be anthracite grey Aluclad. The vertical fenestration of the windows produces a simple approach to design.

- 8.18 The materials for the proposed dormer renewed frontage are different to the materials of the existing building; however, they provide a contrast between the old and new and in this location where there is already a mixture of older properties and more modern properties, the design solution and the material palette and colours proposed are considered to be acceptable.
- 8.19 The proposed house is considered to be compatible with the surrounding properties in terms of scale, materials and design detailing and will not impact negatively on the established settlement pattern and character of the area. It is considered that the development demonstrates sensitive siting and design and therefore accords with the Development Plan policies set out by NPF4 Policy 14 (Design, Quality and Place, and IMFLDP2 Policy 28 (Sustainable Design).

Parking and access

- 8.20 Representations refer to construction workers and future visitors to the proposed development using private parking spaces which are provided for the housing complex situated adjacent to the site. The proposed development will provide two in-curtilage car parking spaces for the house which would accord with the Council's parking standards. A condition is proposed to ensure that these two spaces are provided prior to occupation of the house and are retained in perpetuity. It is considered that following the completion of the works, there will be little overall day to day impact on traffic levels, or parking in the area as a result of the development. In order to control the parking of contractors' vehicles and the delivery of construction materials, it is considered appropriate to restrict these by condition.
- 8.21 In addition, representations refer to the shared access and potential obstruction of this during construction work, and the potential for damage to the existing road (U406). In order to maintain the access free from obstruction during the construction period, a condition is considered appropriate. Any damage to a private shared access would be for the private parties with an interest in it to address and resolve.

Other material considerations

- 8.22 Potential for bats in the garage/workshop - An informative is added advising the applicant of their legal responsibility towards any protected species found during the course of development work.
- 8.23 Representations refer to the current surface water drainage at the flats. This would be a matter for the relevant Drainage Authority – either Scottish Water, or the Roads Authority - to address and resolve.

Non-material considerations

- 8.24 The following matters raised are not material planning considerations:
- Majority of adjacent properties are occupied by elderly residents
 - Address of garage – Planning comment – The addressing of the garage/workshop would be confirmed by the Council's Corporate Address Gazetteer team following the completion of the development
 - Access to domestic oil tank – Planning comment – This is a private legal matter for resolution between the parties

- Disconnection of garage electrics – Planning comment – This is a private legal matter for resolution between the parties
- Installation of electric gate – Planning comment – This is a private legal matter for resolution between the parties
- Damage to walling – Planning comment – This is a private legal matter for resolution between the parties
- Building on the site boundary – Planning comment – This is a private legal matter for resolution between the parties. The granting of Planning permission does not entitle a developer to enter private ground to demolish, construct or maintain adjacent property.
- Impact on value of nearby properties

Matters to be secured by Upfront Payment

- 8.25 In order to mitigate the impact of the development on infrastructure and services, the following matters require to be secured prior to planning permission being issued:
- a) All housing developments within the school catchment for Millburn Academy are required to contribute standard education rates. A one house discount is applied to this development; therefore a £857 developer contribution is required.
- 8.26 All planning applications are assessed against Policy 31: Developer Contributions, and the Developer Contributions Supplementary Guidance (DCSG) (November 2018). The adopted DCSG requires all scales of residential development, including conversion of existing buildings to housing, to make proportionate contributions towards services and infrastructure in areas of identified need.

9. CONCLUSION

- 9.1 The application relates to the change of use of an existing garage/workshop to a house. The site is located within an established residential area in Inverness. The proposal will re-use an existing building and does not increase the building footprint. It is not considered that there will be any significant or adverse impact on infrastructure, with the site already being serviced by an existing access from the public road.
- 9.2 The siting, and design of the proposal is considered to be appropriate to the location. It is not considered that the development will result in any significantly adverse impact on the character of the area, or on either individual or wider community residential amenity. Although the development is a private development, there is some wider public benefit to the area by improving the condition of the immediate surroundings of the existing building, that currently has the appearance of an abandoned property.
- 9.3 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. IMPLICATIONS

- 10.1 Resource: Not applicable
- 10.2 Legal: Not applicable
- 10.3 Community (Equality, Poverty and Rural): Not applicable
- 10.4 Climate Change/Carbon Clever: Not applicable
- 10.5 Risk: Not applicable
- 10.6 Gaelic: Not applicable

11. RECOMMENDATION

Action required before decision issued Y

Notification to Scottish Ministers	N
Conclusion of Section 75 Obligation	N
Revocation of previous permission	N

Subject to the above actions, it is recommended to **GRANT** the application subject to the following conditions and reasons

1. The development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

Reason: In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

2. The shared access to this property shall remain accessible and free from obstruction throughout the construction phase of the development.

Reason: In order to ensure that the access track is not obstructed during construction of this development.

3. Prior to the start of construction, the developer shall provide, as detailed in the approved plans, a minimum of two car spaces for the use of the public, and shall thereafter be maintained for this use in perpetuity.

Reason: In order to ensure that the access track is not obstructed during construction of this development.

4. No development shall commence on site until the developer shall have provided full details in writing and on plan of:
 - the parking arrangements/area for contractors' vehicles, and
 - the delivery arrangements/area for construction materials

The development shall thereafter be undertaken in accordance with the agreed details to the satisfaction of the Planning Authority.

Reason: As no details have been provided and in order to maintain and protect the established residential amenity of the area.

REASON FOR DECISION

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

INFORMATIVES

Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

Flood Risk

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning Policy (paragraph 259), planning permission does not remove the liability position of developers or owners in relation to flood risk.

Scottish Water

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

Septic Tanks and Soakaways

Where a private foul drainage solution is proposed, you will require separate consent from the Scottish Environment Protection Agency (SEPA). Planning permission does not guarantee that approval will be given by SEPA and as such you are advised to contact them direct to discuss the matter (01349 862021).

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as road construction consent, dropped kerb consent, a road openings permit, occupation of the road permit etc.) from the Area Roads Team prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local Area Roads office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Further information on the Council's roads standards can be found at: <http://www.highland.gov.uk/yourenvironment/roadsandtransport>

Application forms and guidance notes for access-related consents can be downloaded from:

http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/2

Mud and Debris on Road

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

Construction Hours and Noise-Generating Activities

You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will

reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact env.health@highland.gov.uk for more information.

Protected Species – Halting of Work

You are advised that work on site must stop immediately, and NatureScot must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from NatureScot: <https://www.nature.scot/professional-advice/protected-areas-and-species/protected-species>

Damage to the Public Road

Please note that the Council, under Section 96 of the Roads (Scotland) Act 1984, reserves the right to recover all costs for repairing any damage to the public road (and/or pavement) which can be attributed to construction works for this development.

Signature:	Bob Robertson
Designation:	(Acting) Planning Manager South
Author:	Julie-Ann Bain
Background Papers:	Documents referred to in report and in case file.
Relevant Plans:	Plan 1 - 25.01 – BP REV A Location/site layout plan Plan 2 - 25.01 – 02 REV A Proposed floor/elevation plan Plan 3 - 25.01 – 03 REV A Proposed general plan – Roof/section/drainage plan

Appendix 2

	COMPLETE FOR LEGAL AGREEMENTS AND UPFRONT PAYMENTS				REQUIRED FOR LEGAL AGREEMENTS ONLY				
Type	Contribution	Rate (per house)	Rate (per flat)	Total Amount* ¹	Index Linked ¹	Base Date* ²	Payment Trigger* ³	Accounting Dates* ⁴	Clawback Period* ⁵
Schools²									
Primary – Build Costs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Primary – Land Costs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Secondary – Build Costs	Millburn Academy	£857.00	£0.00	£857.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Secondary – Land Costs	Insert what contribution is for	£0.00	£0.00	£0.00	No		TOC/CC	Apr/Oct	15 or 20
Community Facilities	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Affordable Housing									
On-site provision ³	X units. Insert details of unit size and timescale for delivery if agreed	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Off-site provision ⁴	X units. Insert details of location, unit size and timescale for delivery if agreed	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Commuted Sum ⁵	£0.00 per affordable unit not delivered on/off site. Insert expected timescale for payment - can be in installments	N/A	N/A	£0.00	N/A	N/A	Insert specific payment date	N/A	5 Years
Agreement for Delivery Needed	Y/N. If delivery for affordable housing has not yet been agreed, enter Y and specify the date/timescale that the	N/A	N/A	N/A	N/A	N/A	Insert date for submission	N/A	N/A

¹ If the contribution is to be used towards infrastructure projects involving building e.g. new school, new cycle route etc BCIS ALL IN TENDER will be the index, if it doesn't involve building then another appropriate index may need to be chosen with the agreement of Team Leader

² Indicate whether or not 1 bed houses/flats are exempt

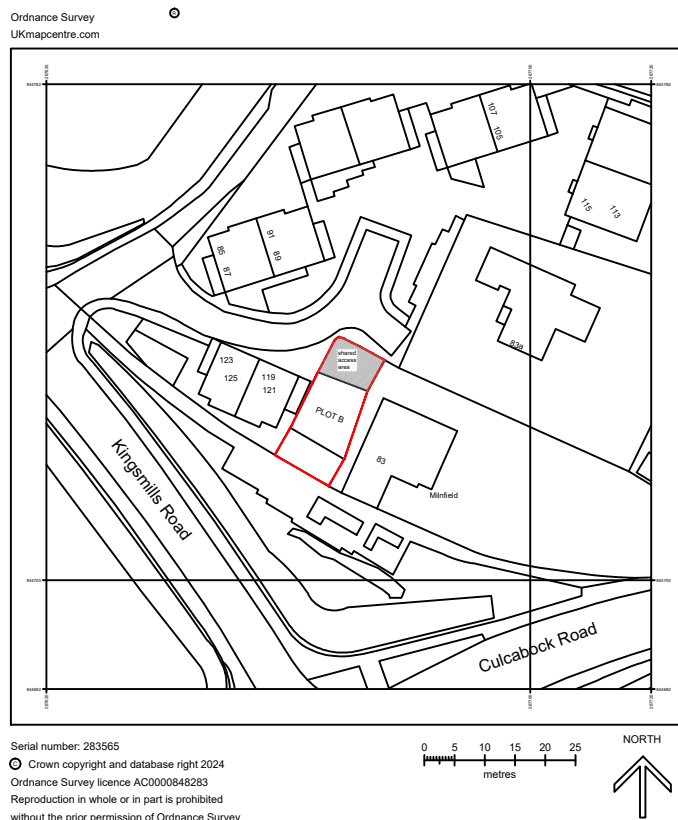
³ Indicate whether a penalty payment due for late delivery (and, if so, what it is based upon).

⁴ As above

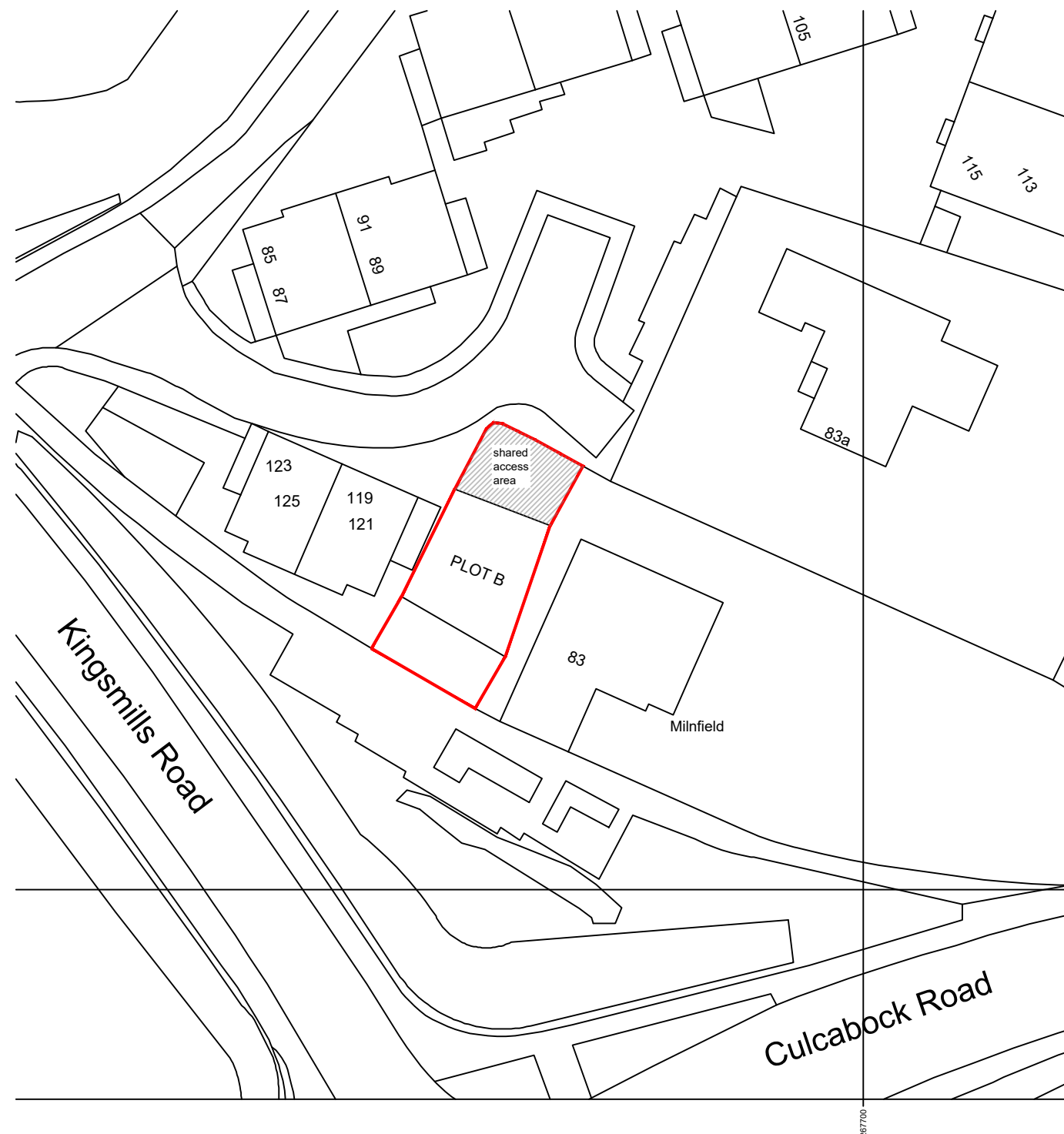
⁵ Indicate whether a penalty payment is due for late payment of commuted sum (and, if so, what it is based upon)

	COMPLETE FOR LEGAL AGREEMENTS AND UPFRONT PAYMENTS				REQUIRED FOR LEGAL AGREEMENTS ONLY				
Type	Contribution	Rate (per house)	Rate (per flat)	Total Amount*1	Index Linked ¹	Base Date*2	Payment Trigger*3	Accounting Dates*4	Clawback Period*5
	scheme for delivery is to be submitted for approval						to Planning Authority		
Transport									
Active Travel	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Safer Routes to Schools	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Public Realm	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Wayfinding	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Public Transport	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
School Transport	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Road Improvements	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Parking	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
EV Charging	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Traffic Signals	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Lighting	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Road Traffic Orders	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Cumulative Transport Contributions	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Green Infrastructure									
Open Space	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Green Network	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Built/Natural Heritage	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Water and Waste									
Catchment Improvement Works	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Strategic Flood Scheme	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Maintenance of SuDs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Off Street Waste Storage	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Recycling Point Provision	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Glass Banks	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
		£0.00	£0.00	£0.00					
Public Art	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Other (Please Specify)	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20

- *1 Adjust total to take account of flat exemptions
- *2 Base Date – Set out in Supplementary Guidance on Developer Contributions
- *3 TOC/CC – The earlier of the issue of either a temporary occupation certificate or a completion certificate – or specify alternative time if appropriate
- *4 Accounting dates - 1 April and 1 October each year of development (if the contribution is to be paid on a basis other than related to units completed in the preceding 6 months (e.g. lump sum on a specific date) then indicate this instead of the Apr/Oct payment dates)
- *5 Clawback – 15 years for Major development; 20 years for Local development



Location Plan 1 : 1250



Block Plan 1 : 500

Site outlined in red.
Site area = 158 sq.metres.

Shared access area
outlined in green

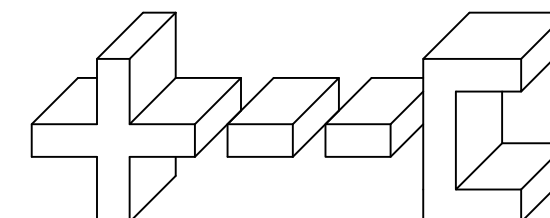
Rev A. 11.02.25. Red Line site outline amended.

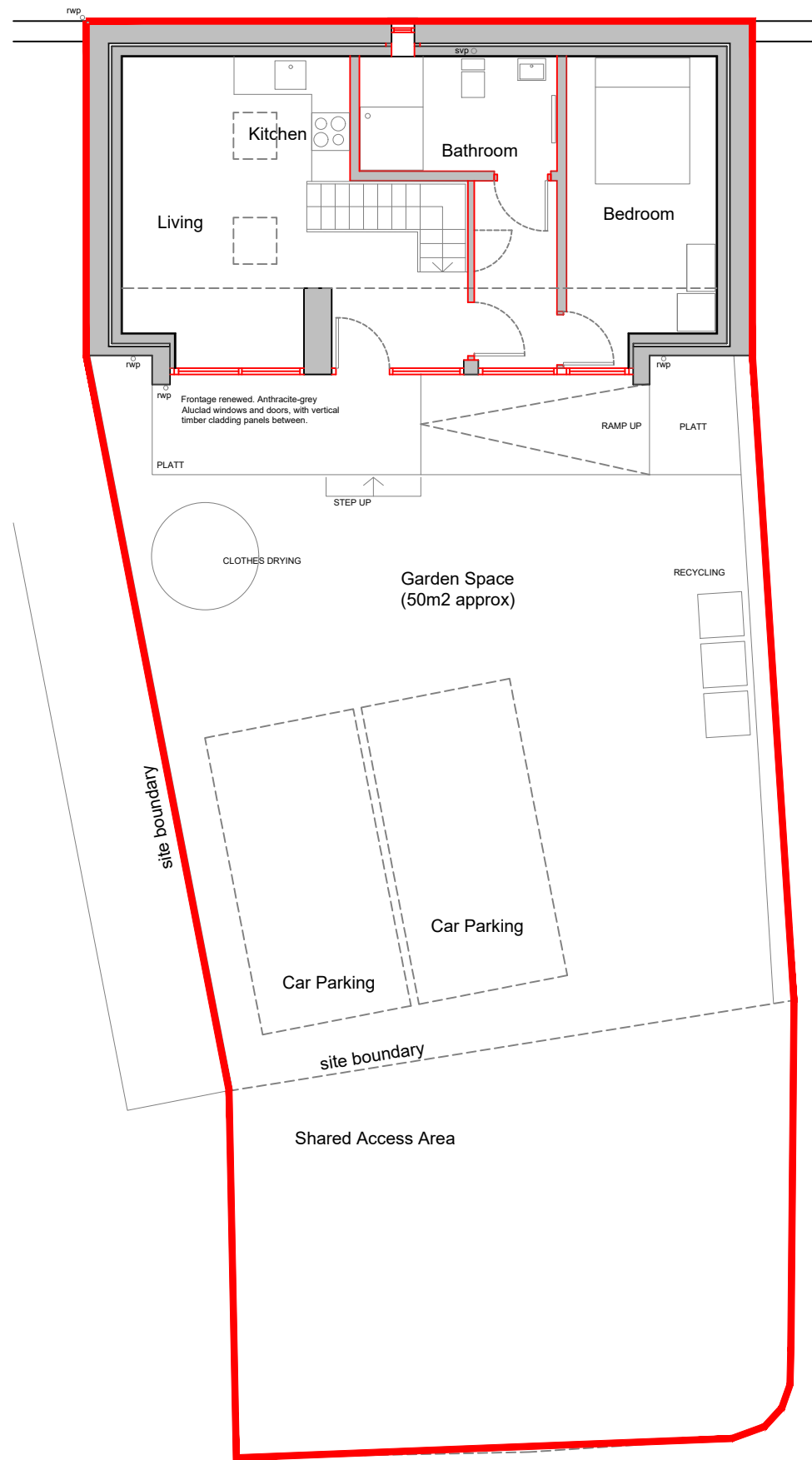
Proposed Conversion and Change Of Use of
Detached Garage and Workshop to Form
Dwellinghouse.

PLOT B, Land adjoining 83 Kingsmills Road,
Inverness. IV2 3LN.

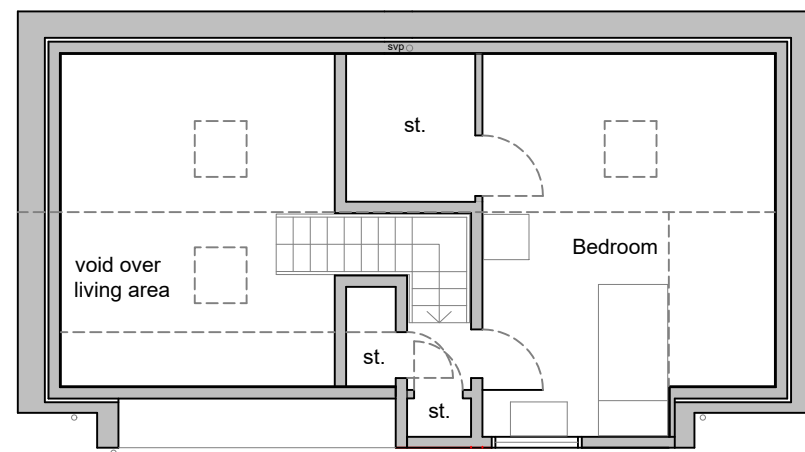
Location and Block Plans
1:1250 and 1:500 scale

Jan 2025

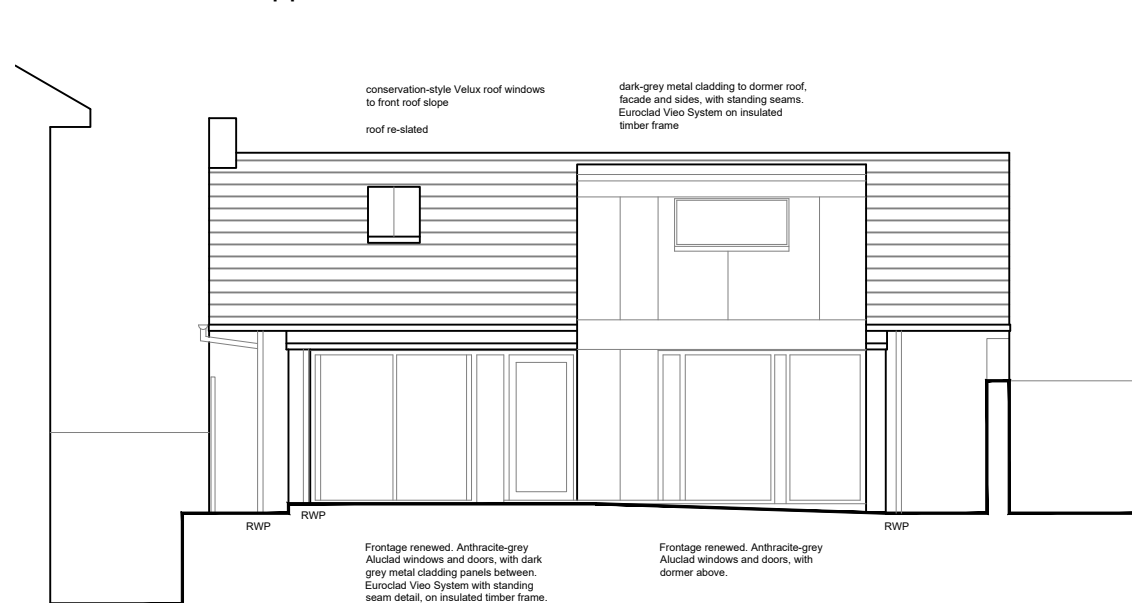




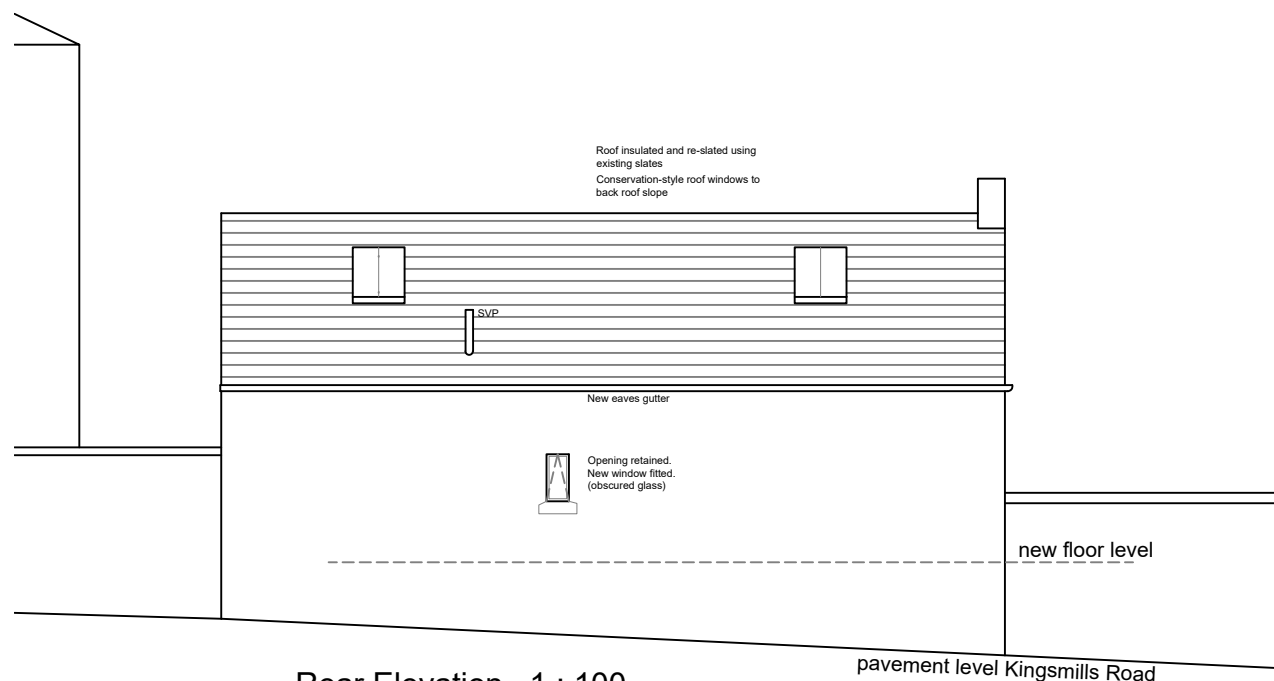
Ground Floor Plan 1 : 100



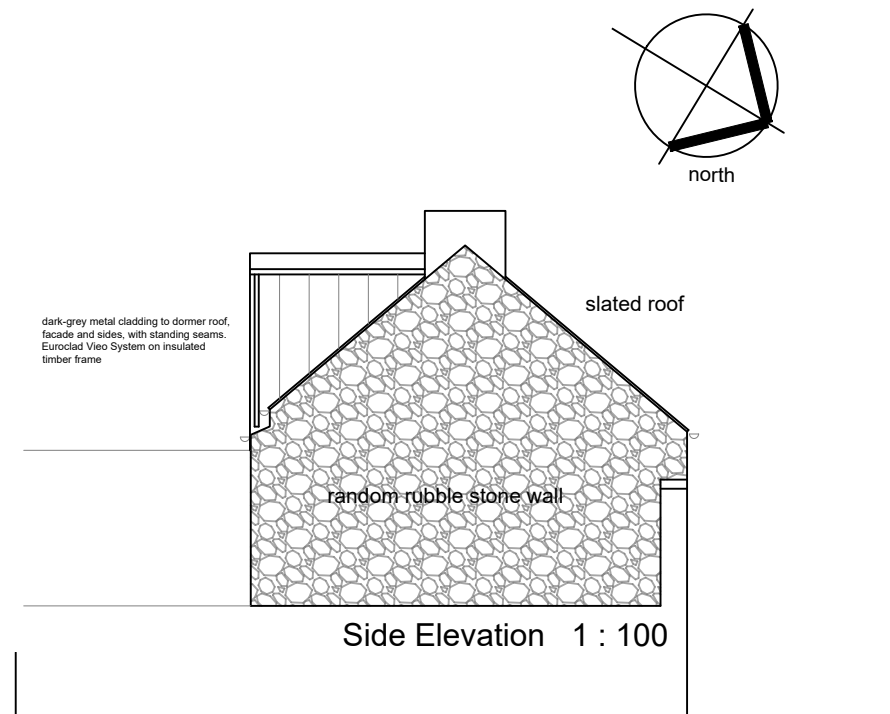
Upper Floor Plan 1 : 100



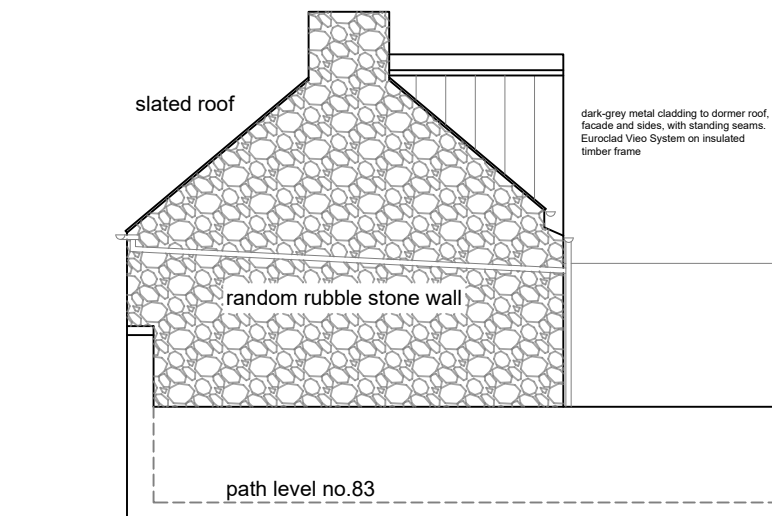
Front Elevation 1 : 100



Rear Elevation 1 : 100



Side Elevation 1 : 100



Side Elevation 1 : 100

Rev A. 11.02.25. Red Line site outline amended.



scale

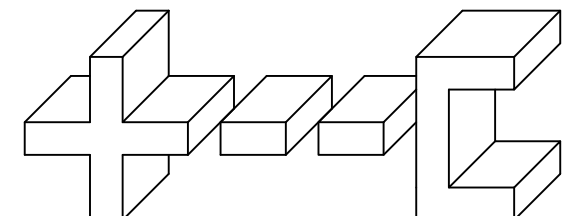
Proposed Conversion and Change Of Use of Detached Garage and Workshop to Form Dwellinghouse.

PLOT B, Land Adjoining 83 Kingsmills Road, Inverness. IV2 3LN

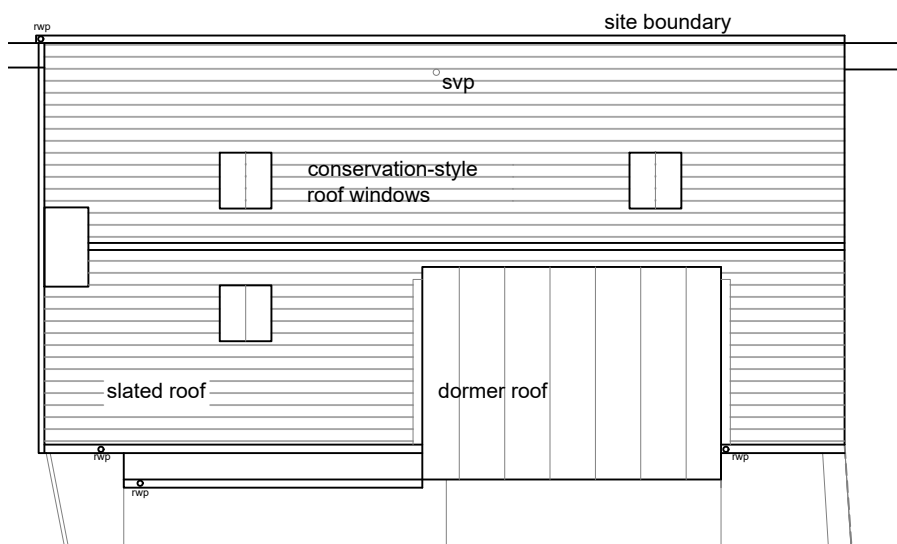
Plans and Elevations as Proposed

1:100 scale

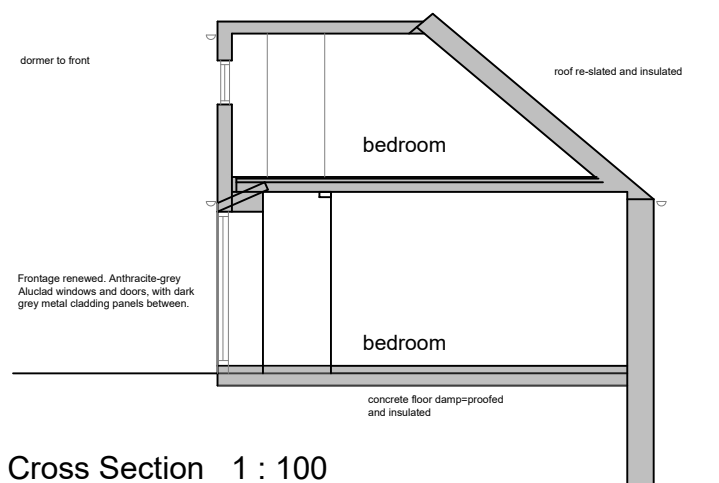
Jan 2025



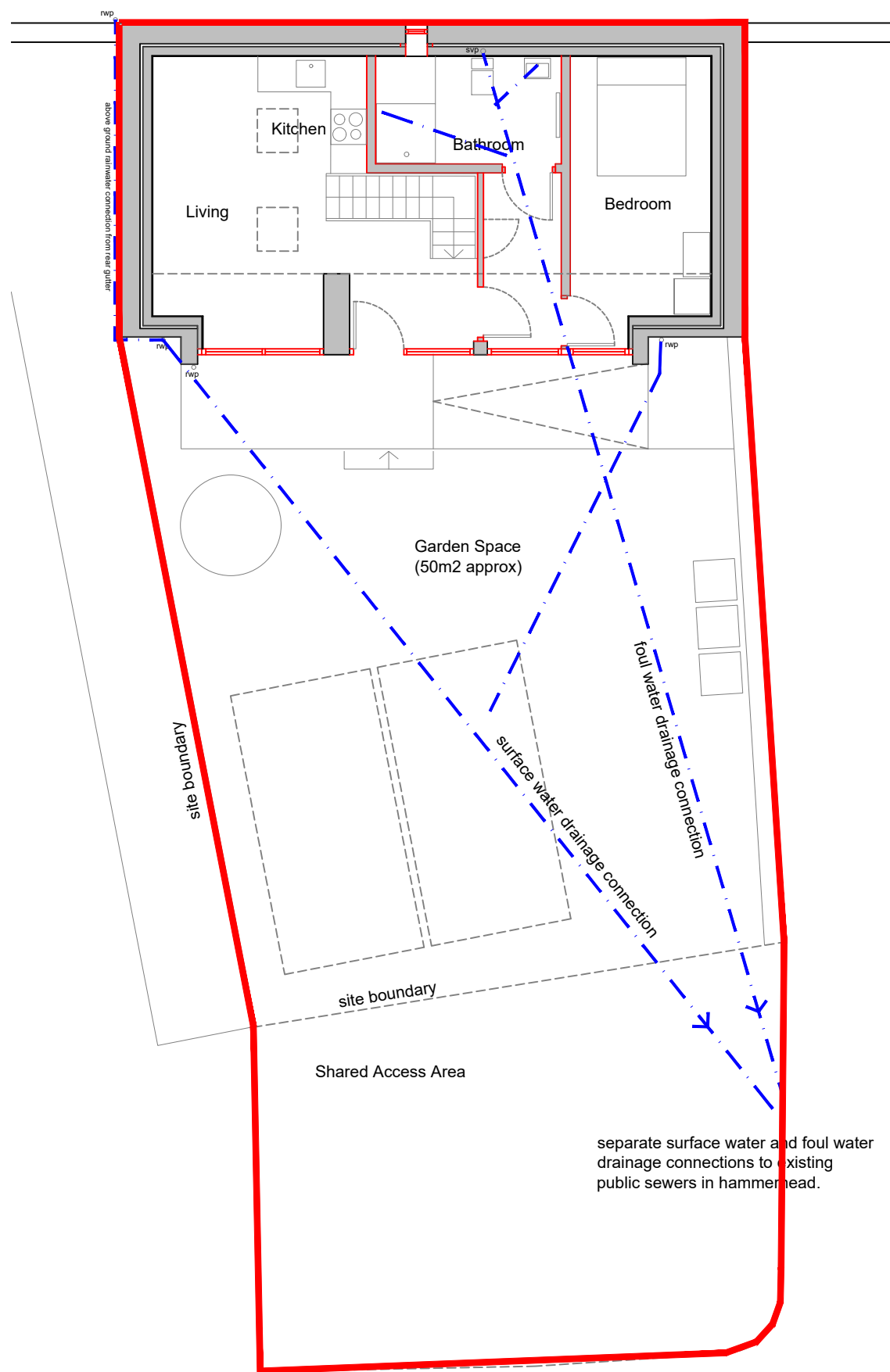
Dwg No. 25.01 - 02A CONSENTS



Roof Plan 1:100

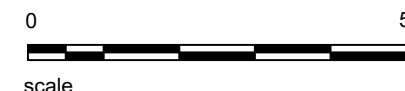


Cross Section 1:100



Proposed Drainage Connections (outline) 1:100

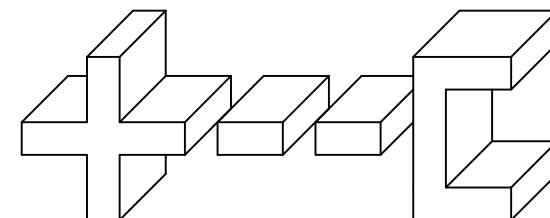
Rev A. 11.02.25. Red Line site outline amended.



Proposed Conversion and Change Of Use of Detached Garage and Workshop to Form Dwellinghouse.

PLOT B, Land Adjoining 83 Kingsmills Road, Inverness. IV2 3LN

Roof Plan, Section and Drainage as Proposed
1:100 scale Jan 2025



Dwg No. 25.01 - 03A CONSENTS