

Agenda Item	8.11
Report No	PLN/071/25

## HIGHLAND COUNCIL

**Committee:** North Planning Applications Committee  
**Date:** 26 November 2025  
**Report Title:** 25/01670/FUL: Mr & Mrs Alan & Hazel Bell  
The Sheiling  
Old Craigton Road  
North Kessock

**Report By:** Area Planning Manager – North

### Purpose/Executive Summary

**Description:** Change of use of land to domestic use, demolition of building and erection of extensions

**Ward:** 09 - Black Isle

**Development category:** Local Development – Householder

**Reason referred to Committee:** Six letters of objection and three letters of support

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

Members are asked to agree the recommendation to **GRANT** the application as set out in section 11 of the report

## **1. PROPOSED DEVELOPMENT**

1.1 Change of use of land to domestic use, demolition of 'The Sheiling' building and erection of extensions.

1.2 This proposal involves the incorporation of the curtilage associated with the former workshop and a church hall at one time, known as 'The Sheiling' into the residential curtilage of the applicants Cottage. 'The Sheiling' which is currently a redundant building, is to be demolished in order to facilitate one of the proposed extensions.

1.3 The development comprises of three separate extensions. A modest flat roof extension is proposed to the east of the cottage into an area of garden ground. This extension will accommodate a bike store, gym and further store. The existing open veranda on the front elevation is to be enclosed creating additional internal space in an extended lounge. The largest of the three extensions (which is to be positioned on the footprint of the former redundant building) will be connected to the existing cottage via a small link which will be internally connected incorporating steps down into the new accommodation. This extension will provide a bedroom, en-suite bathroom and walk in wardrobe designed with a pitched roof positioned lower than the height of the existing cottage. Associated car parking arrangements for one car is proposed within the new curtilage to the front of the house.

1.3 Pre Application Consultation: None

1.4 Supporting Information: None

1.5 Variations: Throughout the course of the assessment, a number of amendments were made to the design of the proposal in response to concerns raised through public representations. These changes were introduced to address specific objections and to enhance the overall acceptability of the development.

The revisions included modifications to the scale, form, and external appearance of the extension, with particular consideration given to its relationship with the existing cottage and the surrounding context. The applicant has demonstrated a constructive approach to the planning process, resulting in a design that achieves a reasonable balance between meeting functional requirements and responding sensitively to local character and amenity.

## **2. SITE DESCRIPTION**

2.1 The existing building 'The Sheiling' to be demolished was previously served as a workshop/store. The building measures 65 square meters in footprint. It is understood that the building has had several uses in its time including a church hall. There are neighbouring residential properties to the South, West on Main Street and one adjacent house directly to the East which the new extension is proposed to connect the sites. To the East along Point Road there are further residential houses, while to the West along Main street the area is characterised by mixed uses, including housing with local amenities. The building within the site benefits from a small area of curtilage and the site is bound by hedging and timber fencing with trees and shrubs to the rear (North).

2.2 The site benefits from an extant planning in principle (PIP) permission for the erection of a house whereby the use has been established.

### 3. PLANNING HISTORY

- 3.1 23/03222/PIP Demolition of workshop and erection of house  
Approved - 21<sup>st</sup> Sept 2023
- RC/1992/815 Demolition of Existing Hall and Proposed Erection of House  
(Detail) - Refused 8<sup>th</sup> Sept 1992

### 4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown Neighbour (14 days)

Date Advertised: 30<sup>th</sup> August 2025

Representation deadline: 6 September 2025

Timeous representations: 6 letters of objection from 5 households

3 letters of support

4.2 Material considerations raised are summarised as follows:

#### 1) Scale, massing and change in character of the area

**Officer response:** The proposed development has been carefully assessed with regard to its scale, massing, and potential impact on the character of the surrounding area. Following the submission of revised drawings, the proposal has been notably enhanced and is now considered acceptable in planning terms. The overall scale and massing of the extension have been reduced, resulting in a form that is more proportionate to the applicant's house and the neighbouring properties. These amendments have produced a more balanced and sympathetic design that integrates effectively with the existing built environment and ensures no significant adverse impact on residential amenity or the established local character.

#### 2) Loss of privacy and residential amenity

**Officer response:** Following the submission of amended drawings, the previous concerns have been satisfactorily addressed. The proposed extension to the west (on the footprint of the former building), will comprise of a single storey extension with a pitched roof, positioned at a lower level than the existing cottage. The new extension will be linked to the existing cottage via a modest connecting element. The revised design incorporates adjustments to the placement and orientation of windows to minimise direct overlooking of the neighbouring property, Balquhiddy. The scale and siting of the proposed extension has been reduced and repositioned to lessen its visual impact on adjacent properties and to avoid an overbearing presence. Adequate separation distances from boundaries are retained and the existing hedge is preserved, ensuring that the privacy and amenity of surrounding properties are maintained. The site benefits from existing boundary screening which will help mitigate any potential overlooking on the neighbouring

property. Consequently, the development is now considered acceptable in terms of residential amenity, and no significant loss of privacy is anticipated. It is not considered that domestic bathroom or kitchen extractor fan vents will result in any noise or health impacts on neighbouring properties.

### **3) Use of property and increase in activity**

**Officer response:** It is acknowledged the applicant's cottage is currently operating as a secondary letting unit for holiday use. The applicant has confirmed that the proposed extension will not be used for short-term letting and the use will become the applicant's main residence. The development has therefore been assessed on the basis of private residential use only and for no other use.

### **4) Access, road safety, traffic management and parking issues**

**Officer response:** No concerns have been identified regarding access to the site or its impact on the surrounding road network. The speed limit along the Main Street is 20mph. The development is considered an improvement with parking arrangements now fully contained within the curtilage of the applicant's curtilage. Therefore, it is considered the proposal will not cause disruption to existing traffic flow or safety and the parking is sufficient to meet the needs of the development. It is expected that bins will be stored within the curtilage and placed at the roadside on collection days. The development will not impact on any core path.

### **5) Structural and safety concerns to neighbouring properties**

**Officer response:** Although there is a steep wall located at the front of the site it is considered a structural survey is not required. The wall does not form part of the structural integrity of the proposed development with the extension situated over 2m away from the front of the wall, which is positioned further back than the existing building to be demolished. As such, the presence of the wall does not materially affect the siting or design of the proposed extension. The wall is currently screened by established shrubs and hedging which significantly limits visibility from public viewpoints. Due to this screening, it is difficult to determine whether the wall exhibits any signs of structural instability. The wall appears to be in the ownership of the neighbouring property and not within the ownership of the applicant. This would represent a civil matter. The proposal will also require a Building Warrant.

### **6) Environmental and Ecological Impact**

**Officer response:** The site is located within a residential area. It was previously used as a workshop/store and known as 'brownfield land'. There is no evidence or indication of significant ecological value or presence of protected species on or near the site.

### **7) Rainwater runoff and drainage issues**

**Officer response:** All rainwater runoff and drainage from the proposed development is to be connected to the existing public drainage network with the applicant's house 'The Sheiling'. This is considered acceptable subject to confirmation of capacity and compliance with relevant authorities. The applicant is advised via an informative to ensure that surface water is

effectively managed on-site to prevent localised flooding and any private drainage features are maintained appropriately.

**8) Inaccuracies and discrepancies on plans and lack of clarity and measurements**

**Officer response:** Following the submission of revised drawings, the Planning Authority confirms that plans are now clear and legible with no outstanding inaccuracies or discrepancies. The drawings reflect the final design proposal as amended during the application process. Neighbour notification was carried out for the variations during processing of the application.

**9) Permitted Development Rights removed to prevent future alterations**

**Officer response:** It is proposed remove the Permitted Development Rights to ensure that any future changes to the property are carefully considered in terms of their impact on the surrounding area and the character, appearance, and amenity of the site and neighbouring properties are protected. This in response to the limited size of the curtilage of the proposed development.

**10) Landscaping, boundary treatment and screening**

**Officer response:** The Planning Authority has considered the relationship between the site and neighbouring properties, and particular attention has been given to the landscaping/boundary treatment which is important for ensuring the development integrates well with its surrounds and protects residential amenity. The applicant is to retain the hedge in front of the proposed extension to help soften the visual impact of the development from the roadside and to partially screen the extension from the neighbouring property to the front Balquhiddar. The hedge helps provide privacy for both the applicant and neighbouring property.

**11) Methodology not provided for the demolition of the building**

**Officer response:** It is noted that no specific demolition methodology has been provided for the removal of the existing building on site. A detailed demolition methodology is not required as part of the planning application. The technical details of demolition such as method, timing and safety procedures are not material planning considerations, unless the demolition itself has significant environmental or heritage implications.

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](http://www.wam.highland.gov.uk/wam).

**5. CONSULTATIONS**

5.1 Contaminated Land - There are no known historic uses associated with the above proposed development plot which would have resulted in any potential contaminated land issues. No comment is offered on planning application 25/01670/FUL.

5.2 Corporate Address Gazetteer: The Councils Corporate Address Gazetteer Team would like to inform you that each property has a unique property reference number (UPRN), so when a property is demolished, the unique property

reference number (UPRN) is made historic.

Therefore, we would request that the applicant/agent notifies us at CAGRequests@highland.gov.uk when the existing property is demolished so we can make the necessary changes to the Councils Corporate Address Gazetteer

5.3 Access Officer: No response received.

## 6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

### **National Planning Framework 4 (NPF4) (2023)**

- 6.1 Policy 1 - Tackling the Climate and Nature Crises  
Policy 2 - Climate Mitigation and Adaptation  
Policy 3 - Biodiversity  
Policy 6 - Forestry, Woodland and Trees  
Policy 12 - Zero Waste  
Policy 13 - Sustainable Transport  
Policy 14 - Design Quality and Place  
Policy 15 - Local Living and 20 Minute Neighbourhoods  
Policy 16 - Quality Homes

### **Highland Wide Local Development Plan 2012**

- 6.2 28 - Sustainable Design  
29 - Design Quality & Place-making  
31 - Developer Contributions  
34 - Settlement Development Areas  
42 - Previously Used Land  
49 - Coastal Development  
51 - Trees and Development  
56 – Travel  
58 - Protected Species  
65 - Waste Water Treatment  
66 - Surface Water Drainage

### **Inner Moray Firth Local Development Plan 2 (2024) (IMFLDP2)**

- 6.3 1 – Low Carbon Development  
2 – Nature Protection, Preservation and Enhancement  
8 – Placemaking  
9 – Delivering Development and Infrastructure  
14 – Transport

### **North Kessock Settlement Development Area (SDA) Placemaking Priorities**

- Support limited, mixed use expansion to the west of the settlement.
- Secure infrastructure improvements that play a strategic role in managing travel and visitor impacts.
- Presume against infill development on greenspaces within the village

- where they offer amenity, recreational and/or nature conservation value.
- Safeguard and enhance green network and active travel connectivity.

### **Highland Council Supplementary Planning Policy Guidance**

- 6.4 Access to Single Houses and Small Housing Developments (May 2011)  
 Biodiversity Enhancement Planning Guidance (May 2024)  
 BRE: Site Layout Planning for Daylight and Sunlight – A guide to good practice  
 Developer Contributions (November 2018)  
 Highland Council Planning Guidance: House extensions and Other Residential Alterations  
 Sustainable Design Guide (Jan 2013)

## **7. OTHER GUIDANCE**

- 7.1 Designing Streets (Scottish Government 2013)  
 Creating Places (Scottish Government 2010)  
 PAN 61 - Sustainable Urban Drainage Systems (SUDS)  
 PAN 67 - Housing Quality  
 PAN 68 - Design Standards  
 PAN 79 - Water and Drainage  
 PAN 2/2011 - Planning and Noise

## **8. PLANNING APPRAISAL**

- 8.1 Sections 25(1) and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended), collectively require that this application be determined in accordance with the development plan unless material considerations indicate otherwise. Section 24(1) requires that all planning applications must now be determined in accordance with the provisions of NPF4 and those of any the relevant, extant Local Development Plan unless material considerations provide justification otherwise. Section 24(3) states that in the event of any incompatibility between a provision of the National Planning Framework and a provision of a local development plan, whichever of them is the later in date is to prevail.

### **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) siting and design;
  - c) residential amenity;
  - d) access and parking; and
  - e) any other material considerations.

### **Development plan/other planning policy**

- 8.4 Full planning permission is sought to demolish the existing workshop 'The Sheiling' to the west of the existing house and change the use of the land of the curtilage to residential use and erect extensions to the existing house. The existing workshop is single storey and was previously used for storing painting and decorating supplies. The workshop measures 65 square meters in footprint.
- 8.5 The principle of residential use on the site has been firmly established through its planning history, which includes an extant permission for the erection of a dwelling. The current proposal constitutes a modest and proportionate form of development, seeking an extension to the existing cottage rather than the introduction of a new residential unit. As such the current application focuses on the detailed matters of siting, design, scale, access, layout, and landscaping.
- 8.6 Under NPF4, Policies 1–3 are applicable to all development proposals nationwide. Significant weight is given to addressing the global climate and nature crises. Development proposals are expected to be sited and designed to minimise lifecycle greenhouse gas emissions, enhance biodiversity, restore degraded habitats, strengthen ecological networks, and integrate nature-based solutions where possible.
- 8.7 The site lies within the North Kessock settlement as defined in the Inner Moray Firth Local Development Plan 2 (IMFLDP2) and is therefore assessed against NPF4 Policy 16, as well as NPF4 Policy 9, in relation to the redevelopment of previously developed land currently used as a workshop and formerly a church hall.
- 8.8 The proposal meets the criteria of NPF4 Policy 16(f), which supports new homes on land not allocated for housing in limited circumstances where:
- The proposal is consistent with the plan's spatial strategy and other relevant policies, including the promotion of local living and 20-minute neighbourhoods; and
  - The development represents smaller-scale opportunities within an existing settlement boundary.
- The current proposal satisfies these criteria by providing an extension to an existing home within the settlement. The dwelling will benefit from nearby amenities and facilities, all accessible within a suitable walking distance, in accordance with local living and 20-minute neighbourhood principles.
- 8.9 Although the site is relatively close to the coastline of the Inner Moray Firth, it lies outwith any SEPA flood map designations and therefore does not introduce a vulnerable land use into an area at risk of coastal flooding.
- 8.10 The proposal also complies with NPF4 Policy 9, supporting the sustainable reuse of previously developed ("brownfield") land, whether vacant or in current use. In this instance, the site is currently occupied by a workshop, and the proposal represents a reuse and adaptation of the existing developed plot.
- 8.11 In terms of sensitive siting and high-quality design, the proposal is assessed against NPF4 Policy 14 and HwLDP Policies 28 and 29. The application site is



modest in scale and, rather than pursuing the construction of a new house, the applicant proposes an extension to the existing adjacent cottage, which is smaller in scale and closely associated with the site.

- 8.12 The footprint of the proposed extension is smaller than the existing structure to be demolished. This reduction in scale ensures the development remains proportionate and respectful of the surrounding built environment. Overall, the proposal demonstrates a considered response to the site's constraints and planning history and represents a more appropriate, sensitive, and sustainable solution than constructing a new dwelling.
- 8.13 The proposed development is considered to be fully compliant with national and local planning policies.

### **Siting and Design**

- 8.14 The site is located on the northern side of Old Craigton Road, at its junction with Main Street, within the settlement of North Kessock. It occupies a well-established residential area and sits within an existing street pattern characterised by a mix of traditional and modern properties. To the south-west, along Main Street, are neighbouring residential dwellings, while to the east lies an adjacent house positioned close to the existing workshop, which is also under the applicant's ownership.
- 8.15 Further residential properties are situated to the east along Point Road, contributing to the predominantly residential character of the locality. To the west, along Main Street, the area displays a more varied mix of uses, including residential properties and a range of local amenities such as a dental clinic, café, post office, and small retail units.
- 8.16 The application site itself benefits from an established area of curtilage, enclosed by hedging and timber fencing, with trees and shrubs providing natural screening along the northern boundary. The existing building is therefore well-contained within its setting, contributing to the established residential grain of the surrounding area.
- 8.17 The proposed extension measures approximately 7.5 metres by 5.5 metres and is to be connected to The Sheiling via a lower link section, ensuring a clear visual and physical distinction between the existing dwelling and the new addition. This element will accommodate a bedroom, en-suite, and hallway, providing improved living accommodation while maintaining an appropriate scale and massing relative to the host property.
- 8.18 An additional extension is proposed to the east gable, providing space for a gym, store, and bicycle storage. The internal layout of the dwelling is to be reconfigured to create a more functional arrangement, with the existing front canopy area incorporated as internal floor space.
- 8.19 Rooflights on the front elevation and boxed dormer windows to the rear are sensitively positioned to maximise natural light and enhance the usability of the upper floor, while remaining respectful of the building's character and

appearance. Overall, the proposal represents a modest and well-considered form of development that complements the existing cottage and maintains the residential character of the site.

- 8.20 The proposed development has been designed to respond sensitively to this context, reflecting the existing built form, scale, and proportions of the host dwelling. The extension will remain subordinate to the main building and will utilise materials that complement the established palette in the area. The proposal therefore respects the local character and contributes positively to the visual quality and residential amenity of the site and its surroundings, in accordance with the principles of good design and placemaking set out in NPF4 Policy 14.
- 8.21 As already mentioned, NPF4 sets out that when considering all development proposals significant weight will be given to the global climate and nature crises, with development encouraged to minimise emissions and adapt to current and future risks of climate change. In terms of Biodiversity, to ensure any future development implements measures to conserve, restore and enhance biodiversity, in accordance with NPF4, a condition is attached to secure measures to conserve, restore and enhance biodiversity levels within the site. These measures could be in the form of bat and bird boxes given the backdrop of trees that will benefit foraging bats and birds.
- 8.22 The Council recognises the importance of the Climate Change (Emissions Reduction Targets) (Scotland) Act 2019, as the legislative tool for addressing Scotland's Climate and Ecological Emergency, which the Council committed to under its own Climate and Ecological Emergency declaration in May 2019. To facilitate the Council moving towards achieving net zero, it is expected that the development will be designed to be sustainable and energy efficient.
- 8.23 In terms of policy compliance, the proposal accords with the overarching aims of National Planning Framework 4 (NPF4), particularly Policy 1 (Tackling the Climate and Nature Crises) and Policy 14 (Design, Quality and Place). The development makes efficient use of previously developed land, enhances the functionality of the existing dwelling, and promotes sustainable living through improved energy efficiency and compact design. The scale, form, and materials are appropriate to the local context and contribute positively to the established character and appearance of the area, consistent with the principles of good placemaking set out in NPF4.

### **Residential Amenity**

- 8.24 The proposed extension has been designed to safeguard the amenity of neighbouring properties while enhancing the functionality and comfort of the host dwelling. The ground floor extension is sited and scaled to minimise overshadowing and loss of privacy for adjacent residential properties, including the neighbouring dwelling to the east and those along Main Street and Point Road.
- 8.25 The incorporation of rooflights on the front elevation and boxed dormer windows to the rear has been carefully considered to provide natural light to internal

spaces without resulting in direct overlooking of neighbouring gardens. Existing boundary treatments, including hedging and timber fencing, will be retained and supplemented where necessary to maintain visual screening and privacy.

- 8.26 The proposal also retains adequate private amenity space within the site, ensuring that the development continues to provide sufficient outdoor recreational and garden areas for the occupants. Landscaping and planting is already mature including along the northern boundary where the hedge will be maintained to preserve the site's verdant character and contribute positively to the overall setting of the dwelling.
- 8.27 In summary, the proposal is designed to ensure that both the residential amenity of neighbouring properties and the quality of life for future occupants are maintained and enhanced, consistent with the principles of good placemaking and NPF4 Policy 14 (Design, Quality and Place).

### **Access and Parking**

- 8.28 In accordance with the principles of NPF4, particularly those relating to sustainable transport and placemaking, the proposal demonstrates a positive approach to access and parking provision. No concerns have been identified regarding vehicular or pedestrian access to the site, not has any adverse impact on the surrounding road network. The site benefits from its location along Mains Street, which is subject to a 20mph speed limit, contributing to a safer and more pedestrian-friendly environment.
- 8.29 The development represents an improvement over previous arrangements, with all parking now fully contained within the applicant's curtilage. This ensures that on-street parking pressures are alleviated and that the development does not contribute to congestion or obstruction with the public realm. The internal layout has been designed to accommodate the parking needs of the development, support safe manoeuvring and access for vehicles, including service and emergency vehicles where applicable.
- 8.30 Furthermore, the proposal aligns with NPF4's emphasis on reducing car dependency by ensuring that parking provision is proportionate and does not encourage excessive car use. The contained parking arrangement supports the efficient use of land and contributes to the overall quality and functionality of the site, enhancing its integration with the surrounding area.
- 8.31 The proposal is considered acceptable in terms of access and parking. It will not disrupt existing traffic flow or compromise road safety and it meets the operational requirements of the development in a manner consistent with National Planning Policies.

### **Non-material considerations**

- 8.32 There are no other material planning considerations.

## **9. CONCLUSION**

- 9.1 The proposed extension has been carefully designed to ensure it is visually and functionally compatible with the host building, while safeguarding residential amenity, privacy, and the wider landscape setting. Appropriate conditions, including the removal of Permitted Development Rights and restriction of use to residential purposes, will ensure the development remains in keeping with the approved scheme and the character of the area.
- 9.2 Having regard to the site's planning history, relevant national and local planning policies, and all material considerations, the proposed development is acceptable. The extension constitutes a well-integrated, proportionate, and sustainable addition to the existing property and is therefore recommended for approval.
- 9.3 Planning permission in principle has previously been granted for residential development on this site. The current proposal, comprising a modest extension to the existing cottage, represents a smaller-scale, sensitive form of development that respects the character and scale of the original dwelling and the surrounding area.
- 9.4 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**

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. Notwithstanding the provisions of Article 3 and Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended, revoked or re-enacted; with or without modification), no new windows or other openings shall be installed in the south and west facing elevations of the development hereby approved, and no decking or other raised platform shall be installed within the curtilage of the house without planning permission being granted on application to the Planning Authority.

**Reason:** In order to safeguard the privacy and amenity of occupants of the adjacent properties.

3. The extension together with the existing house will form a single planning unit for residential use and neither will be sub-divided one from the other unless the express consent of the Planning Authority is otherwise obtained.

**Reason:** To ensure that the development does not become used for permanent residential occupation in the interest of the area's visual amenity, in recognition of the lack of private amenity space and in accordance with the use applied for.

4. No development shall commence until a Biodiversity Enhancement and Bat Mitigation Scheme has been submitted to and approved in writing by the Planning Authority. The scheme shall include, but not be limited to, the following details:

1. Provision of a minimum of one permanent bat box suitable for crevice-dwelling bat species;
2. Installation of two roof access slates designed to provide permanent roosting features; and
3. An external lighting strategy demonstrating how light spill will be minimised to avoid disturbance to bats and other nocturnal wildlife.

The approved bat box(es) and roof access slates shall be installed at a height of 3–5 metres above ground level, oriented generally southwards, and positioned to ensure a clear flight path to the entrance.

The development shall thereafter be carried out and maintained in full accordance with the approved details, and the biodiversity features retained for the lifetime of the development.

**Reason:** To ensure that the development secures measurable biodiversity net gain and provides appropriate mitigation and enhancement for protected bat species, in accordance with Policy [insert relevant Local Plan Policy] and the National Planning Policy Framework.

5.

Prior to the first occupation of the development hereby approved, car parking shall be provided within the application site in accordance with the approved drawings. Thereafter, all car parking shall be maintained for this use in perpetuity.

**Reason:** To ensure off street car parking is provided.

### **TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION**

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

### **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 & 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](http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/2)

### **Mud & 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](mailto:env.health@highland.gov.uk) for more information.

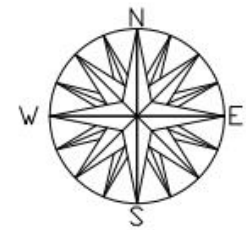
### **Protected Species – Halting of Work**

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>

Signature: Dafydd Jones  
Designation: Area Planning Manager – Area Planning Manager - North  
Author: Emma Thomson  
Background Papers: Documents referred to in report and in case file.  
Relevant Plans:

<b>Document Type</b>	<b>Document No.</b>	<b>Version No.</b>	<b>Date Received</b>
Location Plan	0425.2622.04	Rev A	19 <sup>th</sup> May 2025
Site Layout Plan	0425.2622.105	Rev C	19 <sup>th</sup> August 2025
Proposed Floor Plan	0425.2622.302	Rev C	19 <sup>th</sup> August 2025
Proposed Elevations	0425.2622.01	Rev A	19 <sup>th</sup> August 2025





Rev. 0 15.03.2022 "The old post office" changed to "The Docking"

Planning Permission  
Building Control Permission

045 04500000 Building Group Ltd (SC047)  
045 04500000  
045 04500000  
045 04500000  
045 04500000  
045 04500000  
045 04500000  
045 04500000

**Mr & Mrs Bell**

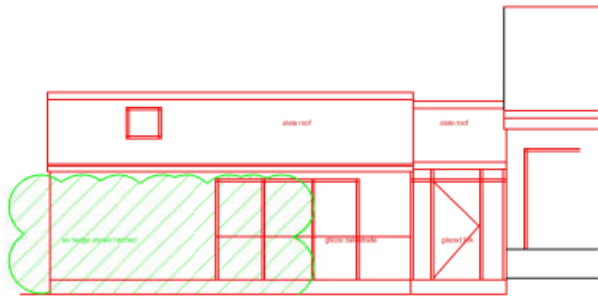
Extension at Old Craighton  
Road, North Kessock,  
Inverness, IV1 3YB

Location plan

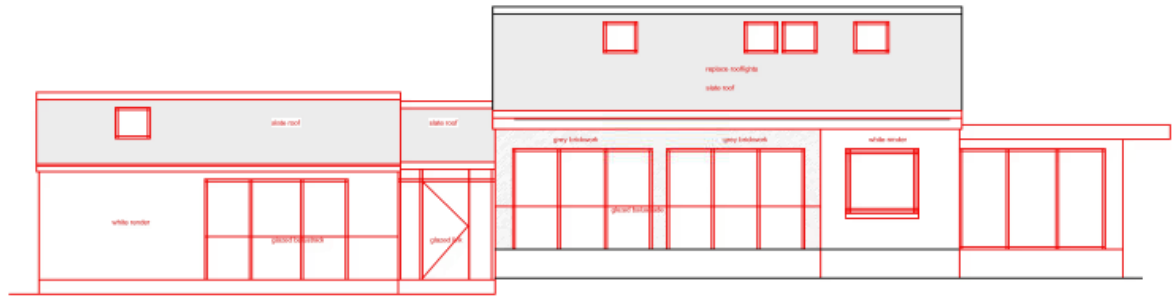
045 04500000

045 04500000

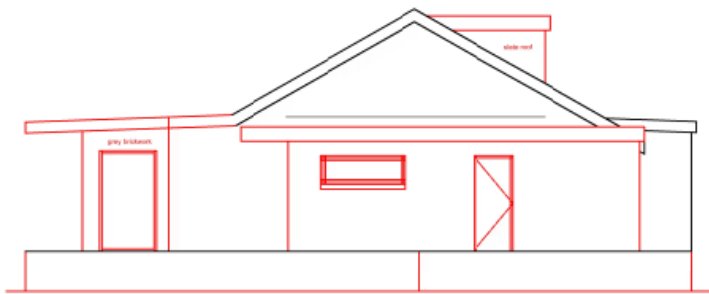
0425.2622.04A



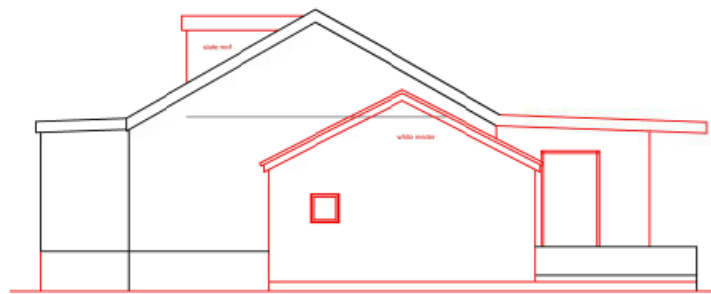
Front elevation (part only with hedge)



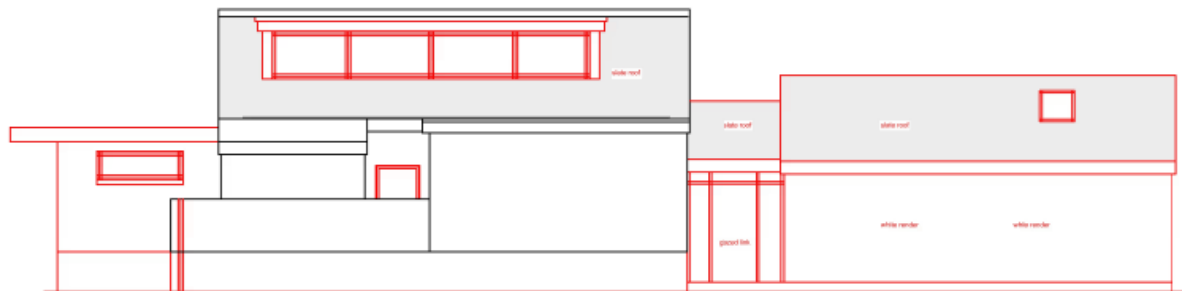
Front elevation



Side elevation



Side elevation



Rear elevation

Plan 4 1st 2025 Elevation through section  
 Plan 4 2.2 2025 Elevation  
 Plan 4 3.2 2025 Elevation

Planning Permission  
 Building Control/Building

W.J. MacDonnell Building Design Ltd 14182347  
 11 Dundas Street East  
 Inverness, Inverness  
 IV1 1JG  
 01463 24300  
 07891 123456 (mobile)  
 www.wjmacdonnell.co.uk



Mr & Mrs Ball

Extension at Old Craigton  
 Road, North Kessock,  
 Inverness, IV1 3YB

Elevations and  
 section as proposed

14.4.2025

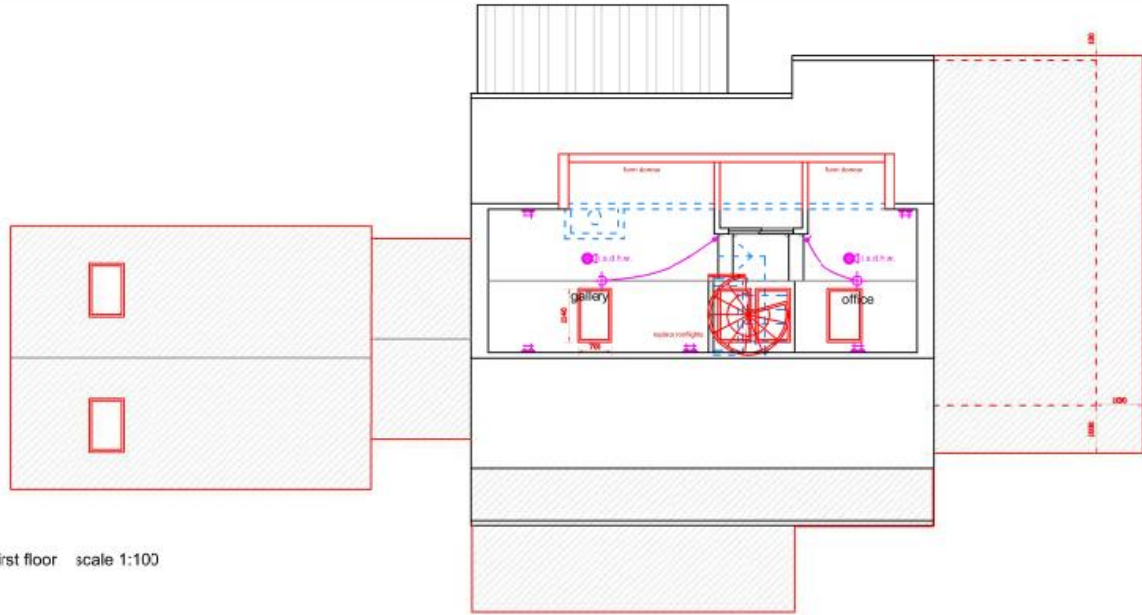
1:500

0425.2622.303C

© W.J. MacDonnell Building Design Ltd 2025. All rights reserved. No part of this publication may be reproduced without the prior written permission of the publisher.



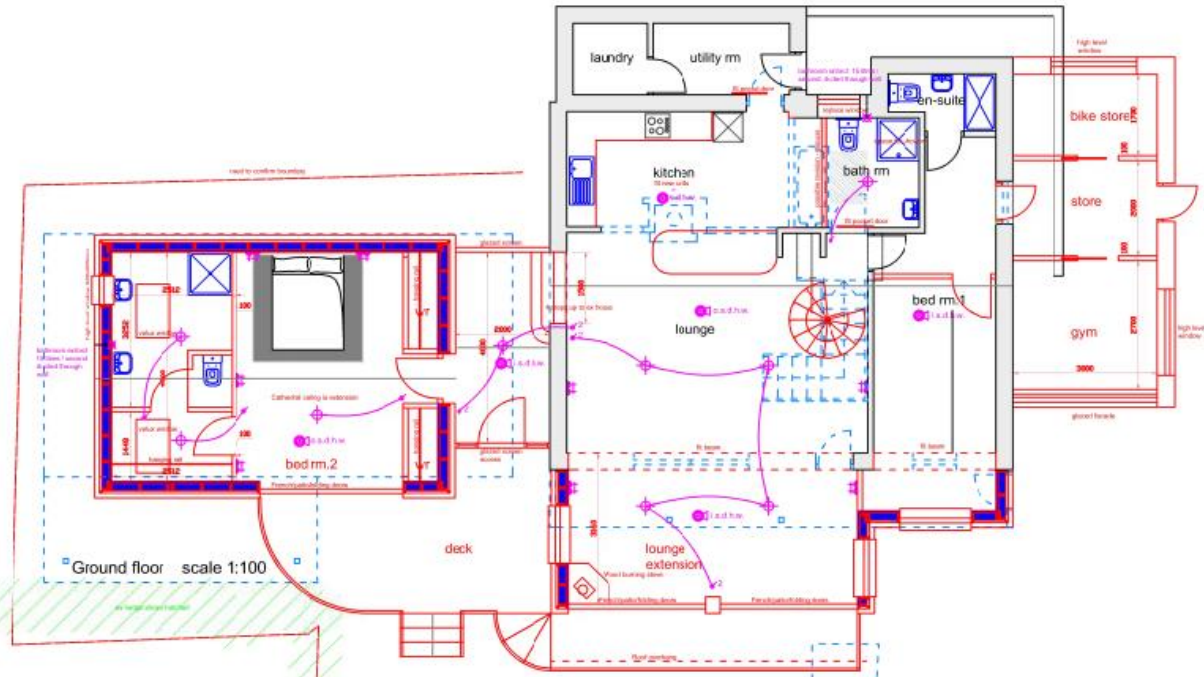
First floor scale 1:100



**ELECTRICAL LEGEND:**

	13 Amp Switched Double Socket Outlet
	13 Amp Fixed Switched Outlet
	Fluorescent Strip Light Fitting
	Pendant Light Fitting
	Wall Mounted Light Fitting
	Recessed Spot Light Fitting
	Light Switch
	2 Way Light Switch
	Heat Detector Hard Wired
	Incessant Smoke Detector Hard Wired
	M.U.I. sensor Smoke Detector Hard Wired
	Optical Smoke Detector Hard Wired
	Carbon Monoxide Detector
	Carbon Dioxide Detector
	30 Amp Cooker socket Unit
	T.V. Aerial Socket
	British Telecom Outlet
	Mechanical Extract Fan
	Laminar Mechanical Extractor Fan & Light
	Distribution / Flush Board
	Door Bell Push
	Door Bell Chime
	Shaving Socket Light
	Trickle vent (2000mm <sup>2</sup> )

Ground floor scale 1:100



Plan No. 101/2011 - 101/2011  
 Plan No. 101/2011 - 101/2011  
 Plan No. 101/2011 - 101/2011

Planning Permission  
 Building Regulations

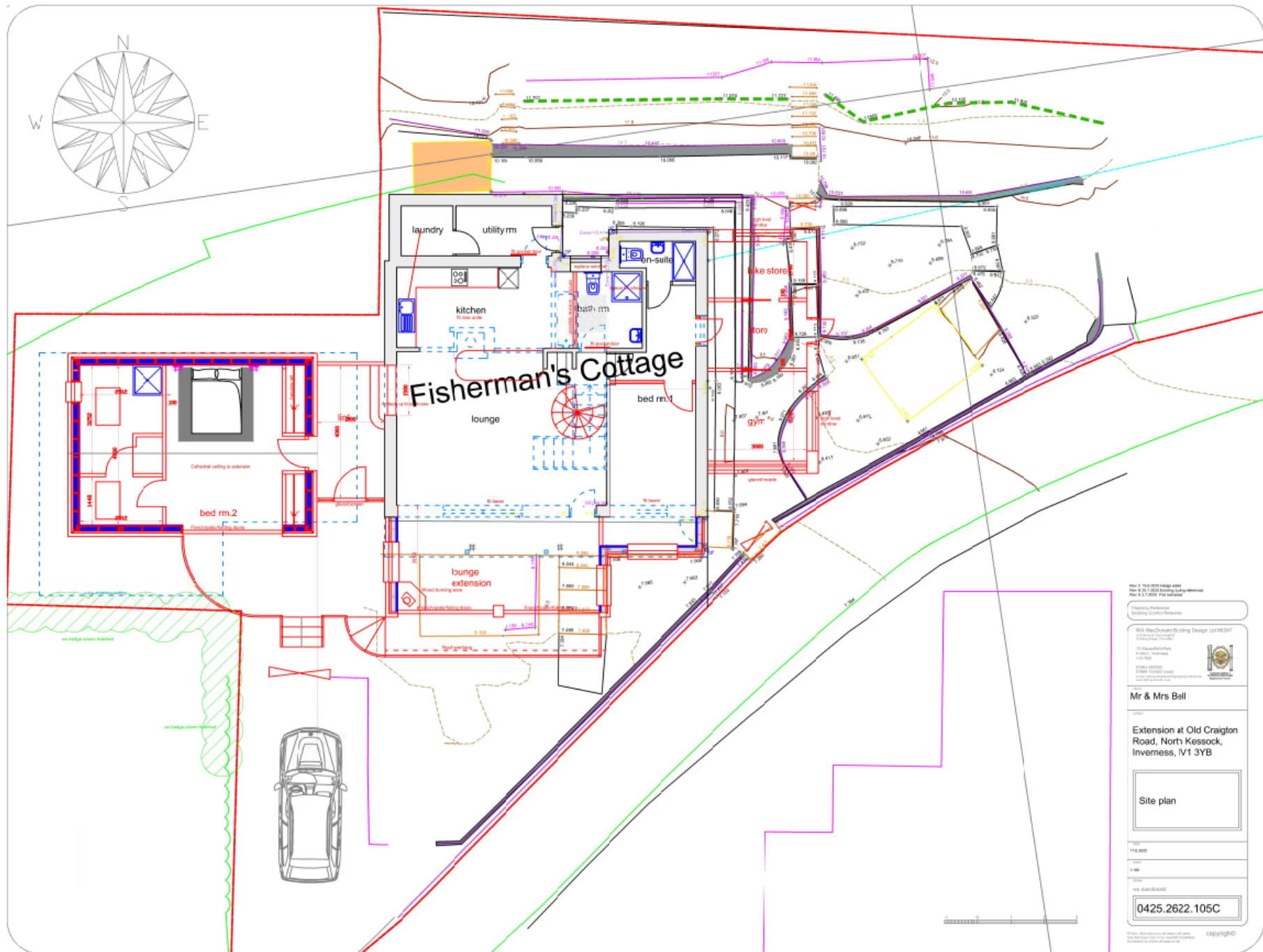
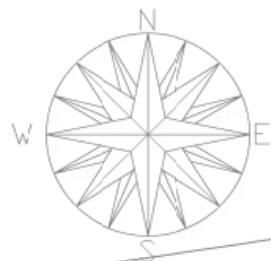
W.S. MacDonald Building Design Ltd BSc  
 11 Riverside Park  
 Inverness, IV1 3YB  
 01462 26222  
 01462 26223  
 www.wsmacdonald.co.uk

**Mr & Mrs Ball**

Extension at Old Craighan  
 Road, North Kessock,  
 Inverness, IV1 3YB

Floor plan as proposed

0425.2622.302C



# Fisherman's Cottage

Plot 11, 11A Old Craigton Road  
North Kessock, Inverness, IV1 3YB  
Plan 20/2020 Building & Planning  
Plan 17/2020 Planning

Planning Reference  
Building Control Reference

W.A. MacDonagh Building Design Ltd BSC247  
Building Design & Planning  
11 Old Craigton Road  
North Kessock  
IV1 3YB  
01463 24322  
01463 24322 (land)  
www.wamadonagh.com

**Mr & Mrs Bell**

Extension at Old Craigton Road, North Kessock, Inverness, IV1 3YB

Site plan

1:1000  
1:500  
1:200

0425.2622.105C

© W.A. MacDonagh Building Design Ltd 2020  
All Rights Reserved. No part of this publication may be reproduced without the prior written permission of the publisher.