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| Agenda Item | <b>7.9</b>       |
| Report No   | <b>PLS/76/25</b> |

## HIGHLAND COUNCIL

**Committee:** South Planning Applications Committee

**Date:** 03 December 2025

**Report Title:** 25/01547/FUL: Mr Mike Gault  
Woodcliffe, Fort William Road, Newtonmore, PH20 1DG

**Report By:** Area Planning Manager South

### Purpose/Executive Summary

**Description:** Erection of extension

**Ward:** 20 - Badenoch and Strathspey

**Development category:** Local Development

**Reason referred to Committee:** 5 or more objections.

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 Planning permission is sought for the erection of an extension at Woodcliffe, Fort William Road, Newtonmore.
- 1.2 The existing house is a 1.5 storey stone villa with an L-plan form, and is approximately 11m in width on its frontage, and approximately 13m in depth along its west elevation. The proposed 1.5 storey extension will be located to the rear of the house and will protrude from the existing house on the rear and west sides. The extension will be traditional render, locally sourced vertical timber cladding, and a slate roof to match the existing house. On the rear elevation of the extension, a feature chimney will be incorporated. Fully glazed windows and patio doors will be installed on the west and north ground floor elevations. A window and side access door will be installed on the west elevation of the rear extension.
- 1.3 Existing parking provision located on the west elevation of the existing house will not be affected by the proposal, nor will the existing garage, garden room and shed located within the curtilage to the side and rear of the main house. The area to the rear of the main house is currently used for parking, however this will no longer be available in order to accommodate the proposed extension. The agent has provided an updated block plan which indicates in-curtilage parking within the site and is considered adequate in terms of the Council's guidance.
- 1.4 Pre-Application Consultation: The applicant utilised the Council's pre-application advice service (THC planning ref: 24/02740/PREAPP).
- 1.5 Supporting Information: Revised submission included tree assessment and arboricultural impact assessment, as requested by the Council's Forestry Officer. A revised design and access statement was submitted in August 2025 to reflect the amended proposal.
- 1.6 Variations: Proposed balcony at the rear of the extension removed, overhanging roof remains to ensure privacy, with rear upper floor cill-level glazing recessed within the overhang. Position of extension at the rear shifted to the west to address trees, daylighting, and privacy concerns. The revised proposed extension is now set in from the main house on the east elevation, and the extension protrudes from the main house on the rear and west elevations. Eaves of the proposed extension align with the eaves of the existing house.

## **2. SITE DESCRIPTION**

- 2.1 The site forms part of an established residential area of detached properties set within large plots on the west side of Newtonmore, where Fort William Road proceeds west towards Laggan Road (A86). The existing house is L-shaped and located centrally within the plot, with its principal elevation facing southeast. The amended Design Statement identifies that the plot is 0.279 hectares. The site is located on, and accessed from, Fort William Road (A86) via a gated driveway at the southeast corner of the plot. In-curtilage parking is provided in designated bays for two (2no.) cars to the west of the existing house.

- 2.2 Aerial imagery shows the plots adjacent to Woodcliffe on both east and west sides are also generous in size, with similarly large plots located to the rear (north) of the site at Loch na Leoba Road. On the south side of Fort William Road, there are medium to large sized plots with houses. The exception to the pattern of large plots with centrally positioned detached dwellinghouses along this stretch of Fort William Road is the nearby residential development on the site of the former Lodge Hotel to the east of the application site. There is a mix of architectural styles and forms across the area, consisting of traditional 1.5/2 storey stone villas, and more modern 1-2 storey houses.
- 2.3 The boundary of the site is defined by wooden fencing on the north, east and west elevations. On the principal elevation of the existing house, an area of garden ground and driveway stretches for approximately 34m between the house and the main road, where the boundary with the main road is marked by a drystone wall. To the rear of the house, the boundary fence is approximately 38m from the existing house's rear elevation. There are two neighbouring properties closest to the north/northwest (rear) of the site, approximately 18.5m and 46m, respectively, from the boundary fence of the application site. The nearest house to the west of the site is approximately 16m from the boundary fence, and the nearest house on the east side is approximately 4.6m from the boundary fence of the application site. On the south (principal) elevation, the nearest house is approximately 19m to the site entrance.
- 2.4 There is a sycamore in the rear garden close to the proposed extension. The tree is within the Laggan Road Tree Preservation Order (TPO No HRC08C).

### **3. PLANNING HISTORY**

- |     |            |                                         |        |
|-----|------------|-----------------------------------------|--------|
| 3.1 | 18.10.2024 | 24/02740/PREAPP - Erection of extension | Closed |
|-----|------------|-----------------------------------------|--------|

### **4. PUBLIC PARTICIPATION**

- 4.1 Advertised: No

Date Advertised: N/A

Representation deadline: 05.06.2025 (05.10.2025 – re-notification)

Timeous representations: 11 Reps (7 households)

Late representations: 7 follow-up representations from existing objectors

- 4.2 Material considerations raised are summarised as follows:

- a) Siting, design, scale and materials
- b) Impacts on trees
- c) Privacy, overlooking and daylight
- d) Parking
- e) Noise
- f) Drainage

- g) Protected species
- h) Use
- i) National Park aims

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 **The Highland Council's Forestry Officer:** Removed objection following submission of amended plans and further information to address concerns regarding TPO tree on site, a tree protection plan, tree planting plan, and arboricultural survey and method statement. Impacts on trees are further discussed in the planning appraisal below; and conditions are suggested.

## 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 6 - Forestry, Woodland and Trees

Policy 14 - Design Quality and Place

Policy 15 - Local Living and 20 Minute Neighbourhoods

### 6.2 Cairngorms National Park Local Development Plan 2021

1 - New Housing Development

3 - Design and Placemaking

### 6.3 Cairngorms National Park LDP Supplementary Guidance

1 - Housing Supplementary Guidance

Design and Placemaking Non-Statutory Guidance (April 2022)

### 6.4 Highland Council Supplementary Planning Policy Guidance

Access to Single Houses and Small Housing Developments (May 2011)

Sustainable Design Guide (Jan 2013)

Trees, Woodlands and Development (Jan 2013)

House Extensions and Other Residential Alterations (May 2015)

Biodiversity Enhancement Planning Guidance (May 2024)

## 7. OTHER MATERIAL POLICY CONSIDERATIONS

### 7.1 Scottish Government Planning Policy and Guidance

Designing Streets

Creating Places

## **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) siting, design, scale and materials
  - c) impact on trees
  - d) impact on privacy, overlooking and daylight
  - e) parking
  - f) noise
  - g) drainage
  - h) protected species
  - i) use
  - j) National Park aims

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

- 8.4 The statutory development plan comprises National Planning Framework 4 (NPF4) and the Cairngorms National Park Local Development Plan 2021 (LDP). Where there is a conflict between the provisions of them, the most recent of the documents shall generally take precedence.
- 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 in the assessment of house extensions are Policy 14 (Design, quality and place) and Policy 16 (Quality Homes). Policy 14 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. Policy 16 supports householder developments 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.

- 8.7 These policy aspects are already reflected in the Cairngorms National Park LDP, notably Policy 1 (New housing development) and Policy 3 (Design and Placemaking). Policy 1 provides support for proposals for alterations to existing houses where the appearance and character of the dwelling and the surrounding area is protected or enhanced; and appropriate and proportionate provision of private garden is maintained; and adequate off-street parking and vehicular access to the property is maintained. Policy 3 sets out that all developments must meet the six qualities of successful places, as well as several standards for the design of development proposals to meet.
- 8.8 Subject to ensuring that the proposal is appropriately sited and designed so as not to have adverse impacts on individual and community residential amenity, the proposal would accord with the Development Plan.

### **Siting, design, scale and materials**

- 8.9 The existing house is a large traditional stone villa, that is L-shaped and sited centrally within the plot, with its principal elevation facing south. The plot has a footprint of approximately 83.7m in length, by approximately 33m in width. The site is accessed from Fort William Road (A86) via an existing gated driveway at the southeast corner of the plot. There is an alternative entrance to the site from an existing access road to the west side of the site. The driveway and front garden ground slope upwards to the position of the house; there is approximately 34m between the principal elevation of the house and the boundary of the site with Fort William Road. There is approximately 38m of garden and gravelled area from the rear of the existing house to the rear boundary fence. Current access via the driveway, and the front garden ground will remain as existing and unaffected by the proposal. Outbuildings on the west side of the site will also remain as existing and would be unaffected by the proposed development.
- 8.10 The proposal is for a large 1.5 storey extension on the rear (north) and side (east) of the main house. The proposal would be approximately 16.7m in depth by 14m in width; and 8.5m to the ridge, which matches the height of the existing house. Internally, the extension would add an open plan kitchen, dining and family room, games room, new entrance door and installation of a lift on the lower floor. The proposed upper floor would comprise a master bedroom, ensuite and dressing room.
- 8.11 In addition to the extension works, the proposal involves alterations to reconfigure internal spaces, providing a cinema room, whisky room, boot/utility room, sitting room and sauna on the ground floor. The porch and reception hallway on the lower floor of the house would remain as existing. On the upper floor, there would be four bedrooms, ensuite, reading room, and bathroom and a new opening into the master bedroom, and lift. Fireplaces would be installed in the new ground floor family room, and master ensuite on the upper floor. The overall result of the extension and internal works would provide increased areas of living and family space throughout the

existing house and extension. Despite the extension, the number of bedrooms will not increase, remaining at five. The number of bathrooms would increase from three to four. To the rear of the extension would be a covered terraced outdoor area accessed via sliding doors on the rear elevation. A terraced area is also proposed adjacent to the ground floor extension on the east elevation, accessed from the proposed games room via fully glazed sliding doors.

- 8.12 The Design Statement (resubmitted September 2025) sets out proposed materials, colour and finishes for the extension including timber cladding (in black/dark grey colour), traditional render, and slate roof. The Design Statement also refers to installation of solar PV and solar thermal systems for on-site energy generation; an air source heat pump; MVHR ventilation and underfloor heating; greywater recycling, and triple-glazed windows. Rooflights are proposed across the roof of the extension as noted on the approved roof plan, to enable further natural light to enter the internal spaces.
- 8.13 The Council's guidance on House Extensions and Other Residential Alterations (May 2015) indicates materials used on an extension should normally match or complement those of the existing house and surrounding properties. In certain circumstances, an extension designed to contrast to the existing house may be acceptable. In this instance, it is considered that an extension with a contemporary finish is appropriate in relation to the existing stone villa. The proposed materials are contemporary and differ to those of the existing house, however, these relate well to the existing building. Based on information submitted in the application, the materials will be of high quality and are considered to be acceptable.
- 8.14 The proposal and existing house occupy approximately 11% of the plot; this is considered to be acceptable in the context of the large plot, and the surrounding residential area, which, in the immediate vicinity of the site, is characterised by generously sized plots and centrally positioned houses within the plots. The degree of separation of the resultant house extension from the neighbouring properties to the north (rear) of the site are approximately 45m and 76m respectively. To the east, the resultant house extension will be approximately 12.7m from the neighbouring property; to the west, it will be approximately 27.1m from the nearest neighbouring property.
- 8.15 Following negotiation with the agent, the amended proposal is now considered to be acceptable with regards to its siting, design, scale and massing.

### **Impacts on trees**

- 8.16 It should be noted that although the existing house is within the Root Protection Areas (RPA) of existing trees on site on the east elevation, the proposal is outwith the RPAs of trees on site, and no trees are proposed to be removed as part of the proposed development. Following receipt of an objection from the Council's Forestry Officer, discussions with the agent resulted in the original design being amended to avoid impacts on protected trees. As a result, the position of the proposed extension has been moved westwards to avoid the RPA of a sycamore, protected under the Laggan Road Tree Preservation Order (TPO). Suitably worded conditions have been

attached to the planning permission based on recommendations and advice from the Council's Forestry Officer.

- 8.17 In relation to the TPO tree (T1-B1) on the east boundary of the site, the revised extension footprint is close to the RPA of this tree, however not directly encroached by it. The proposed side terrace on the east elevation would encroach the RPA to a small extent. The Arboricultural Method Statement proposes hand digging for foundations, where they are located close to the RPA of T1 to ensure that any roots found are not torn back but cleanly severed. The Method Statement also sets out that the terrace adjacent to the proposed games room must be installed with minimal excavation, and any excavation required must be completed by hand. Matters relating to the safeguarding of trees can be controlled by condition.
- 8.18 In addition to the extension, tree planting is proposed along the north elevation of the plot, which will deliver biodiversity enhancement and provide some screening, which will also address privacy/overlooking concerns as the trees will provide natural screening once they become established/certain age.
- 8.19 Representations refer to the proposed developments' impact on TPO trees and proposed tree planting. It is considered that the amended design details, which includes the position of the extension being moved westwards to avoid the RPA of T1, would result in the proposed development's impacts on trees being significantly reduced, and as such, the proposal is considered to be acceptable in terms of impacts on trees. Where excavation encroaches the RPA, hand digging will adequately mitigate impacts on roots.

### **Impacts on privacy, overlooking and daylight**

- 8.20 The developer sought pre-application advice (24/02740/PREAPP). This indicated that support for an extension would be likely; however, concerns were raised about privacy due to the proposed balcony and Juliet style balcony on the rear of the extension on the upper floor. Although many houses in residential areas are overlooked to some extent, the introduction of balconies on first floors can cause privacy and overlooking issues for neighbouring properties. Considering the concerns raised by our pre-application advice, upon review of the initially submitted plans, and on receipt of objections from neighbouring households, it was considered that the proposal did not respond to this advice to address privacy/overlooking issues that could be caused by the balconies. Accordingly, negotiation with the agent has resulted in an amended design, removing the balconies at the rear to address impacts on privacy and overlooking.
- 8.21 In the amended plans, a roof overhang remains where the liveable balcony had previously been proposed, with windows now recessed, timber fins and cill-level glazing incorporated. The roof overhang has been retained to ensure privacy of occupants of the applicant's house, as well as occupants of neighbouring properties at the rear of the site, as the previously proposed balcony posed significant impacts on the privacy of neighbours to the rear. A Juliet-style balcony was initially proposed for the master ensuite on the upper floor; however, this has also been removed in the amended plans thereby addressing privacy concerns. Representations suggest that a balcony could still be constructed in the amended plans. However, it should

be noted that this would require planning permission, with any future application assessed on its own merits.

- 8.22 On the ground floor of the extension, fully glazed patio doors will be installed, to allow access from the internal open plan kitchen, dining and family room to the covered outdoor terraced area. A canopy over the outdoor terraced area and continued wall along the west elevation have been included to provide privacy and shade. These design elements will together also provide some protection from inclement weather.
- 8.23 Representations refer to potential impacts on daylight to the neighbouring property immediately east of the application site. The initial proposal was sited closer to the east elevation boundary; however, it has subsequently been re-positioned towards the west of the site to address impacts on a TPO tree located on the east elevation boundary fence. In response to the daylighting representations, the agent provided a daylighting assessment - an amended elevation drawing indicating the proposed extension's adherence with the 25-degree principle. The amended plans show that the extension, in its new position closer to the west elevation of the site, is kept below a 25-degree line from the mid-point of the neighbouring existing window on the east; as such, it is considered unlikely there will be a significant impact on daylight and sunlight from the proposed extension.
- 8.24 **Parking:** Late representations from neighbours suggest inaccuracies with submitted drawings in relation to parking provision on the application site. In order to ensure that the proposal complies with the Council's guidance on in-curtilage parking for house extensions, (see Council guidance on 'House extensions and other residential alterations'), the agent has provided an amended in-curtilage parking drawing. This shows parking available at the front of the existing house, and to the side on the west elevation with sufficient turning space. The proposed extension at the rear of the existing house will occupy an existing gravel area which, based on observations by the case officer during an initial site visit in June 2025, will remove this area of informal parking. The Council's parking standards for a five (5no.) bedroom property require a minimum of 3.0 external spaces (see the Council's 'Roads and Transport Guidelines for New Developments'). The amended drawing (PL 90 201 REV B) indicates up to five (5no.) in-curtilage parking spaces. Accordingly, it is considered that adequate parking provision can be provided within the curtilage of the house and extension - at the front of the house, and to the side on the west elevation - in line with Council's guidance.
- 8.25 **Noise:** The associated uses of the internal spaces within the house and adjacent outdoor terraced areas could generate noise. Any matters relating to this would be assessed as a potential statutory noise nuisance by the Environmental Health Authority. It is noted in the design statement that triple glazing will be used which will provide some degree of mitigation against noise issues, as well as ensuring energy efficiency of the property.
- 8.26 **Drainage:** The amended plans indicate drainage provision on site, which will consist of a new system connecting to the existing combined system.
- 8.27 **Protected species:** The existing house is a traditional stone villa, with a pitched roof and eaves, with mature trees interspersed around the site and suitable habitats across the wider area. As such, there is potential for protected species, including

bats and wild birds, to be utilising the application site for roosting, nesting and foraging. Representations suggest that bats could be using the application site. A standard informative is included as part of the decision notice for this application which sets out the applicant's obligations regarding protected species. 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.

- 8.28 **Use:** The agent has indicated that the proposed use of the house will be for permanent residence for the applicant's retirement. The house and extension will not be used for a bed and breakfast, HMO, or short-term letting accommodation. Any such use may require planning permission and would be assessed on its own merits.
8. 29 **National Park aims:** The National Parks (Scotland) Act 2000 section 1 sets out the aims of National Parks in Scotland. All planning applications in the Cairngorms National Park are made to the relevant local authority, in this case, the relevant local authority is the Highland Council. If an application is important to the wider aims of the National Park, it will be called in and decided by the Cairngorms National Park Authority (CNPA). The proposal is for an extension to a house within the settlement area of Newtonmore. CNPA were notified of this application and confirmed no call-in was necessary for this application. The relevant policies of the CNP LDP have been considered in the planning appraisal.

#### **Other material considerations**

- 8.30 None

#### **Non-material considerations**

- 8.31 The following issues are not material planning considerations:
- views of surrounding environment – Planning comment – there is no 'right to a view'
  - reference to planning application for demolition and rebuild of a house (21/02058/FUL) at a different location to this application site
  - the applicant's financial contributions to the local community

#### **Matters to be secured by Legal Agreement / Upfront Payment**

- 8.32 None

### **9. CONCLUSION**

- 9.1 The proposal is for the erection of a large 1.5 storey extension to the rear of a 2 storey traditional stone villa set within a generously sized plot on Fort William Road in Newtonmore.
- 9.2 The design has been amended following negotiation with the agent, and consideration of representations. The original proposal included a fully glazed liveable balcony and Juliet style balcony at the rear, which posed significant concerns regarding impacts on privacy and overlooking of neighbouring properties. The balcony elements of the

proposal have been entirely removed from the amended proposal, and the position of the extension has been adjusted westwards to avoid the RPA of a TPO protected tree.

- 9.3 The proposed extension has a contemporary design using high quality materials and is considered acceptable in relation to the existing traditional stone villa. The form, massing and scale of the extension match to that of the original house and are not considered to have an unacceptable or detrimental impact on the residential or visual amenity of the area.
- 9.4 The potential impacts on trees identified by the Forestry Officer have been resolved, through relocation of the proposed extension westwards to be outwith the RPA of a tree under a TPO; and submission of a tree planting plan, tree protection plan and arboricultural impact assessment and method statement.
- 9.5 Matters relating to daylighting, privacy and overlooking have been adequately addressed through relocating the proposed extension westwards; alterations to the proposed extension with the removal of a liveable balcony and Juliet style balcony on the rear elevation, thereby reducing potential overlooking and privacy concerns for neighbouring properties; and proposed tree planting to provide screening.
- 9.6 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** N

Notification to Scottish Ministers N

Conclusion of Section 75 Obligation N

Revocation of previous permission N

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. No development, site excavation or groundwork shall commence until all retained trees have been protected against construction damage using protective barriers located as set out in the approved Arboriculture Method Statement (see Appendix 1), docquetted hereto, and in accordance with BS 5837:2012 Trees in Relation to Design, Demolition & Construction, or any superseding guidance prevailing at that time. These barriers shall remain in place throughout the construction period and shall not be moved or removed during the construction period without the prior written approval of the Planning Authority.

**Reason:** In order to ensure the protection of retained trees, which are important amenity assets, both during construction and thereafter

3. A suitably qualified Arboricultural consultant shall be employed by the applicant to ensure that the approved Tree Protection Plan and Arboricultural Method Statement contained within the Tree Survey Report are implemented to the agreed standard. Stages requiring supervision shall be set out in the AMS and certificates of compliance for each stage shall be submitted to the Planning Authority for approval.

**Reason:** To ensure the protection of retained trees throughout the construction period.

4. The tree planting identified on the Planting Plan shall be implemented in full during the first planting season following commencement of development or as otherwise agreed in writing by the Planning Authority. Planting shall be maintained as per the Planting Plan Aftercare Schedule in the Tree Survey Report.

**Reason:** In the interests of amenity.

## **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](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](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>

### **Accordance with Approved Plans & Conditions**

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action.

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|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Signature:         | Bob Robertson                                                                                                                                                                                                                                                                                                                                                                                         |
| Designation:       | Area Planning Manager - South                                                                                                                                                                                                                                                                                                                                                                         |
| Author:            | Niamh Coyne                                                                                                                                                                                                                                                                                                                                                                                           |
| Background Papers: | Documents referred to in report and in case file.                                                                                                                                                                                                                                                                                                                                                     |
| Relevant Plans:    | Plan 1 - PL 90 201 REV B Proposed Site Layout Plan<br>Plan 2 - PL 0 203 REV B Proposed Elevation Plan – North and West<br>Plan 3 - PL 0 204 REV B Proposed Elevation Plan – South and East<br>Plan 4 - PL 0 205 REV B – Proposed Roof Plan<br>Plan 5 - PL 0 202 REV B – Proposed Floor Plan<br>Plan 6 - PL 90 200 A - Location/Site Layout Plan – Proposed<br>Plan 7 - Arboriculture Method Statement |

## REVISIONS

| Rev No | Description            | Date       |
|--------|------------------------|------------|
| -      | FORMAL PLANNING        | APRIL 2025 |
| A      | PLANNING CLARIFICATION | 08.05.2025 |

### Key Building Information

- Constructed Circa 1906
- Storey and a half Victorian villa
- Traditional stone property with render and slate roof over
- Double fronted villa, 5 bedrooms with formal lounge, formal dining with breakfast, kitchen and cloak room to the rear
- Sits in substantial garden grounds
- Gray slate roof
- sandstone fronted walls
- Painted stone, gery & white to sides and rear



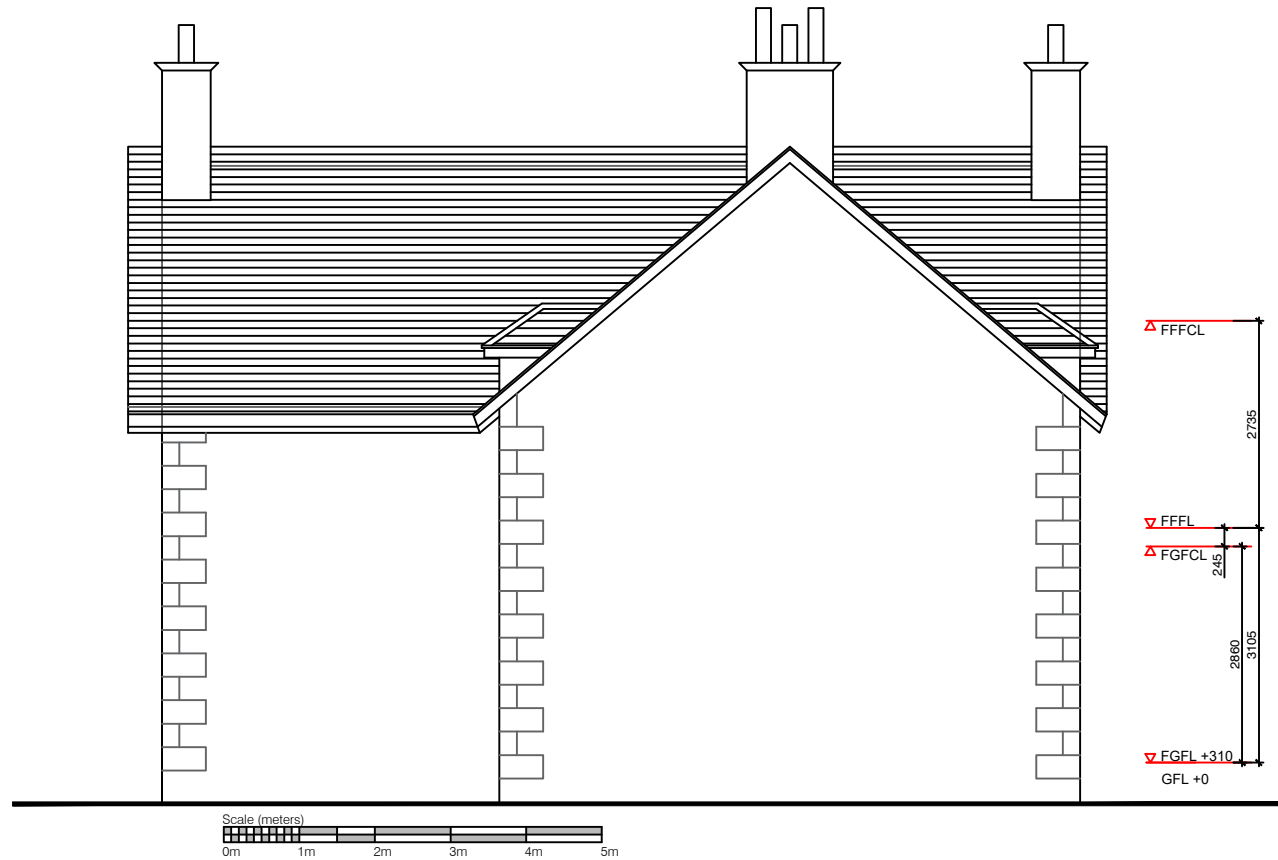
PL 0 Existing Front/South Elevation

Scale 1:100 @ A3



PL 0 Existing Side/East Elevation

Scale 1:100 @ A3



PL 0 Existing RearNorth Elevation

Scale 1:100 @ A3



PL 0 Existing Side/West Elevation

Scale 1:100 @ A3

Client  
Mr & Mrs Gault  
Proposed Extension & Alterations

Job Title  
WOODCLIFFE  
Laggan Road, Newtonmore,  
PH20 1DG

Drawing Title  
Existing Elevations Scale 1:100

| Scale     | Date       | Drawn By |
|-----------|------------|----------|
| 1:100 @A3 | APRIL 2025 | ST       |
| Job No    | Drawing No | Checked  |
| 202402    | PL 0 101-A |          |

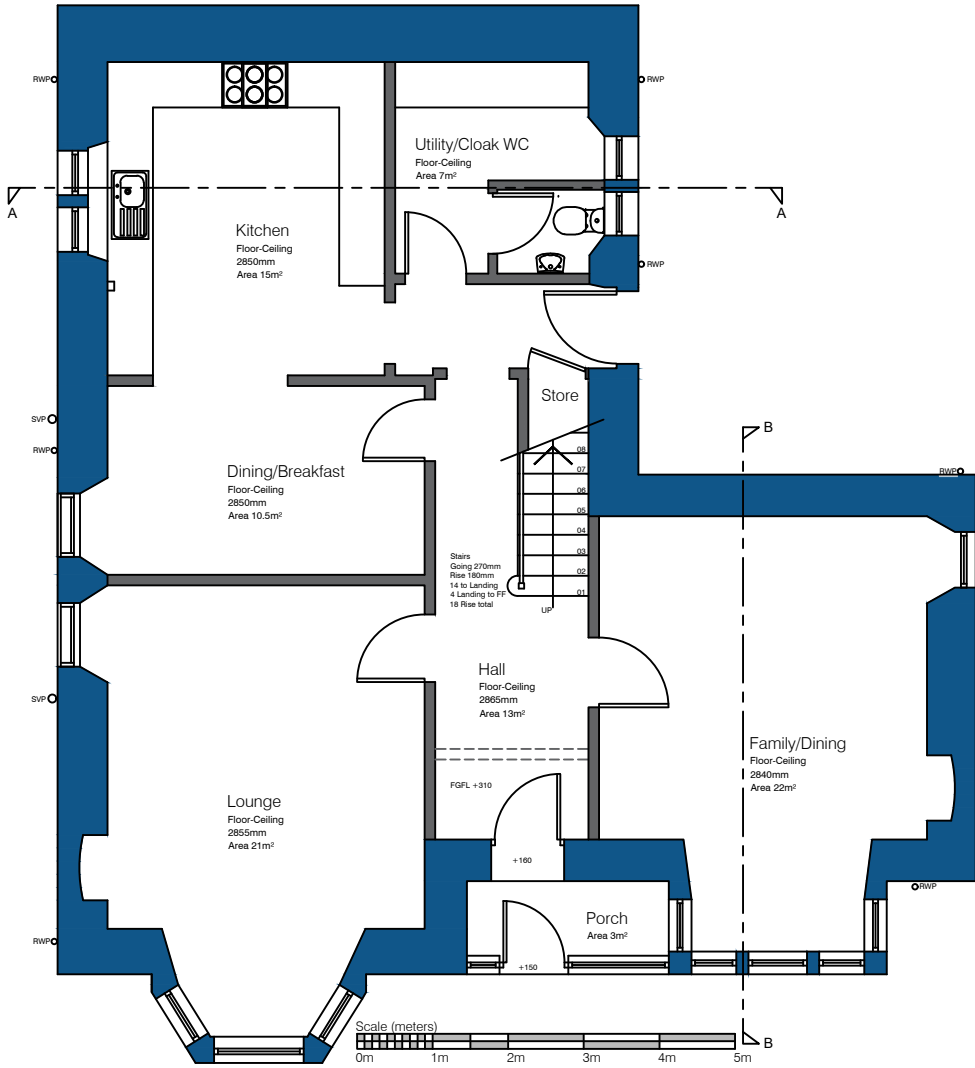
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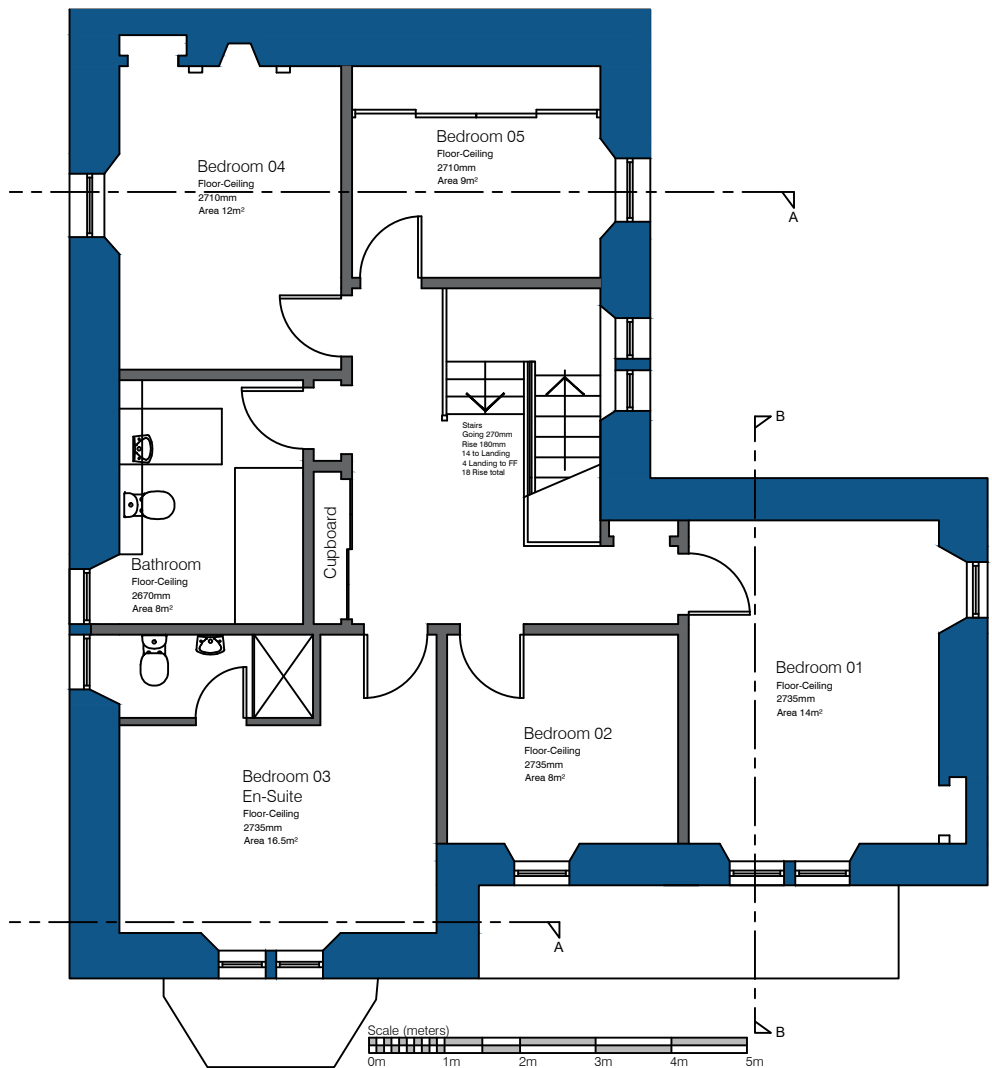
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REVISIONS

| Rev No | Description     | Date       |
|--------|-----------------|------------|
| -      | FORMAL PLANNING | APRIL 2025 |



PL 0  
100  
Existing Ground Floor Plan  
Scale 1:100 @ A3

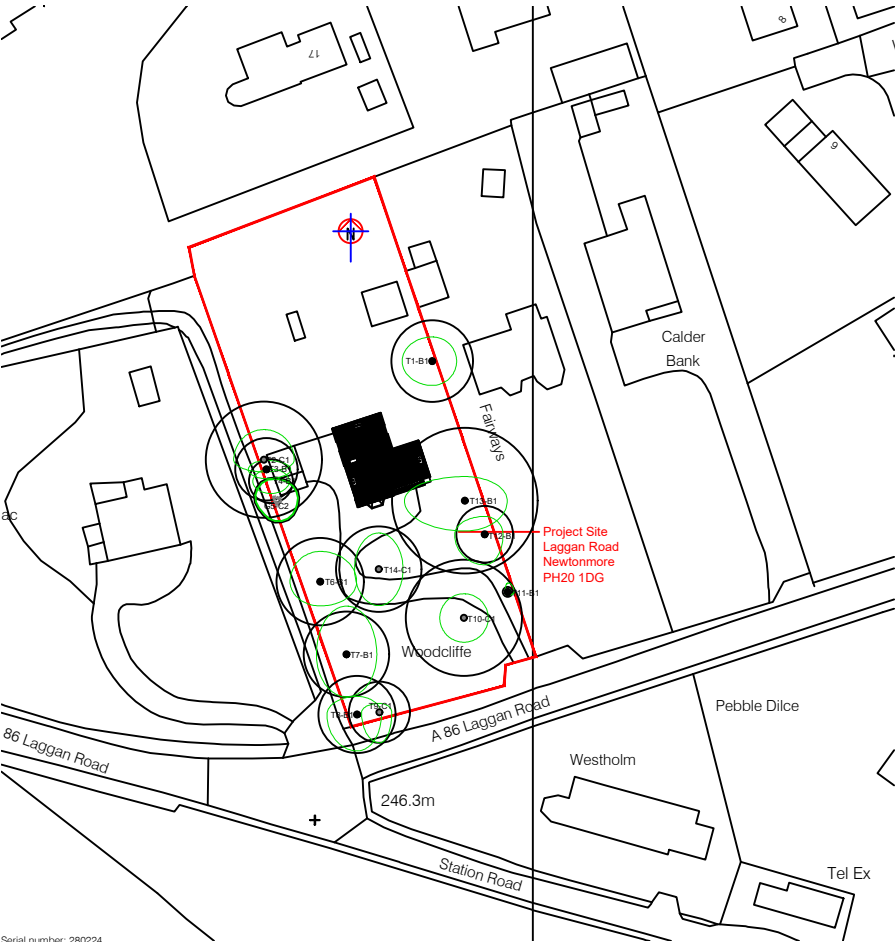


PL 0  
100  
Existing First Floor Plan  
Scale 1:100 @ A3

Key Building Information

- **Constructed Circa 1906**
- **Storey and a half Victorian villa**
- **Traditional stone property with render and slate roof over**
- **Double fronted villa, 5 bedrooms with formal lounge, formal dining with breakfast, kitchen and cloak room to the rear**
- **Sits in substantial garden grounds**
- **Gray slate roof**
- **sandstone fronted walls**
- **painted stone, gery & white to sides and rear**

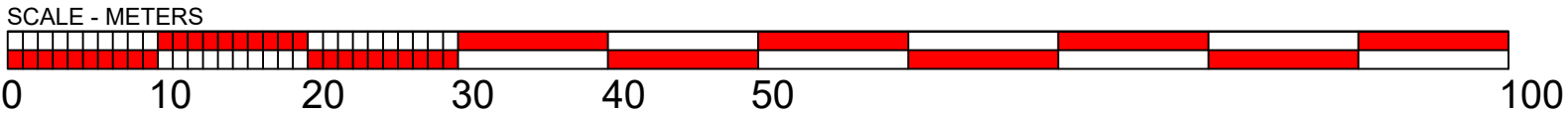
|                                                                                                  |                        |                |
|--------------------------------------------------------------------------------------------------|------------------------|----------------|
| Client<br>Mr & Mrs Gault<br>Proposed Extension and Alterations                                   |                        |                |
| Job Title<br>WOODCLIFFE<br>Laggan Road, Newtonmore,<br>PH20 1DG                                  |                        |                |
| Drawing Title<br>Existing Ground Floor Plan Scale 1:100<br>Existing First Floor Plan Scale 1:100 |                        |                |
| Scale<br>1:100 @A3                                                                               | Date<br>APRIL 2025     | Drawn By<br>ST |
| Job No<br>202402                                                                                 | Drawing No<br>PL 0 100 | Checked        |
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PL 90  
001  
Existing Site Location Plan  
Scale 1:1250



PL 90  
001  
Existing Site Block Plan  
Scale 1:500

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## REVISIONS

| Rev No | Description                            | Date       |
|--------|----------------------------------------|------------|
| -      | FORMAL PLANNING                        | APRIL 2025 |
| A      | Existing Tree Survey Information Added | 25.08.2025 |

## Key Site Area Information

- Site Area 2798m<sup>2</sup>
- 0.28 Hectares
- 0.69 Acres

## Tree Survey Note:

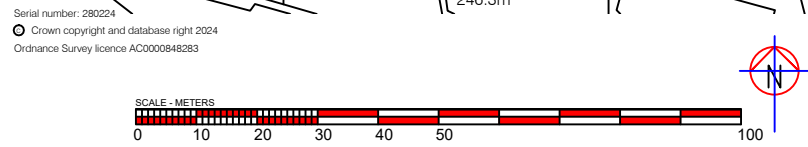
Information for site plan drawings only.  
Reference should be made directly to formal  
arboricultural report for all tree information

|                                                                                  |             |          |
|----------------------------------------------------------------------------------|-------------|----------|
| Client                                                                           |             |          |
| Mr & Mrs Gault<br>Proposed Extension and Alterations                             |             |          |
| Job Title                                                                        |             |          |
| WOODCLIFFE<br>Laggan Road, Newtonmore,<br>PH20 1DG                               |             |          |
| Drawing Title                                                                    |             |          |
| Existing Site Location Plan Scale 1:1250<br>Existing Site Block Plan Scale 1:500 |             |          |
| Scale                                                                            | Date        | Drawn By |
| as noted @A3                                                                     | APRIL 2025  | ST       |
| Job No                                                                           | Drawing No  | Checked  |
| 202402                                                                           | PL 90 001-A |          |

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| Rev No | Description                  | Date       |
|--------|------------------------------|------------|
| -      | FORMAL PLANNING              | APRIL 2025 |
| A      | REVISED ELEVATIONS           | 01.09.2025 |
| B      | Planning Clarification-Eaves | 14.10.2025 |

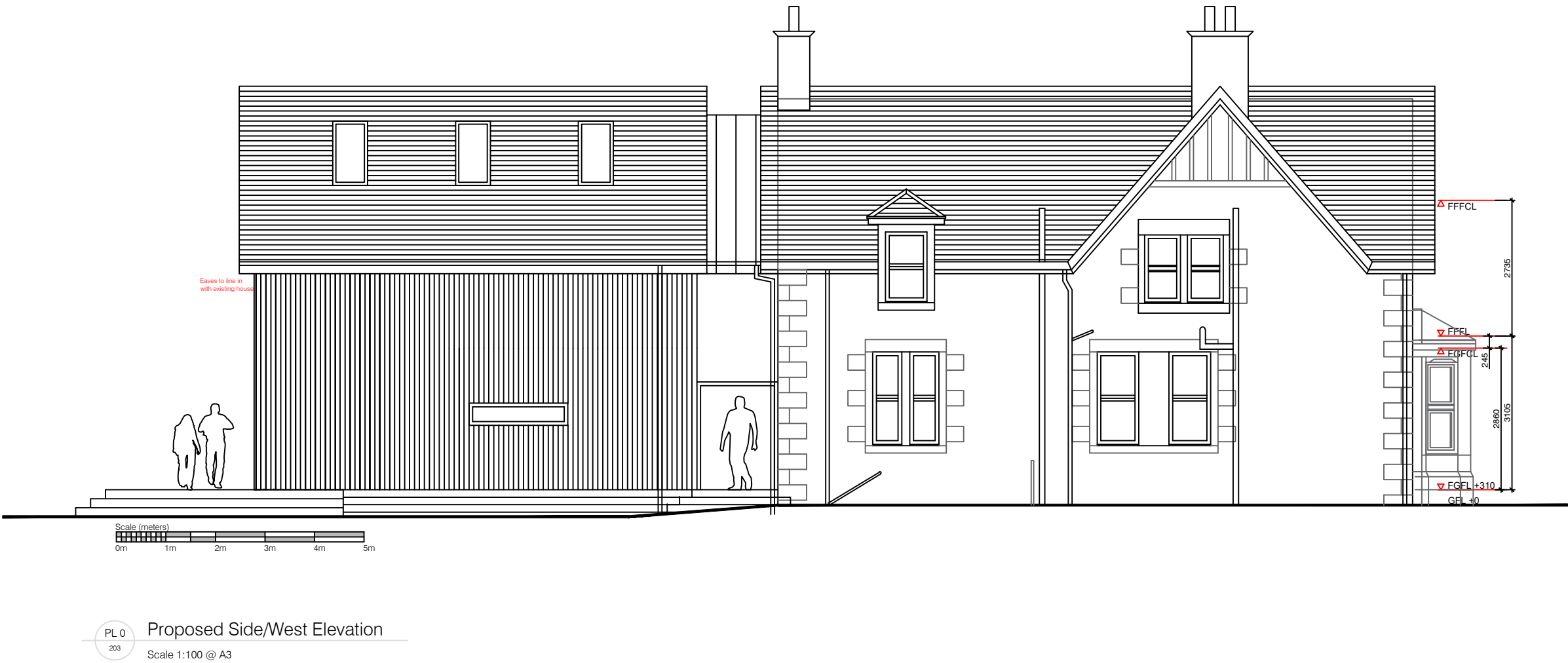
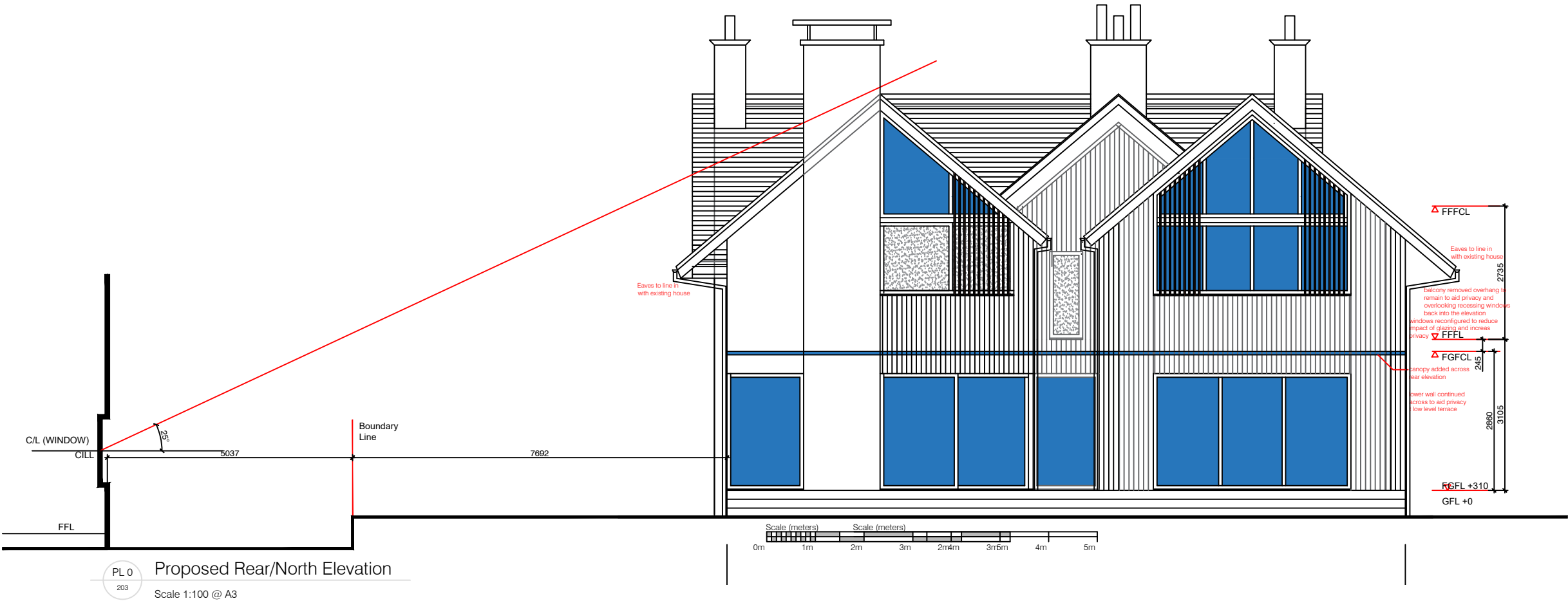
Key Building Information

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- Sits in substantial garden grounds
- Gray slate roof
- Traditional Lead flat roof and detailing to match existing house. Valleys, flashings etc in lead
- sandstone fronted walls
- painted stone, gery & white to sides and rear

Key Extension Information

Storey and a half rear extension  
Single storey family games room

Traditional slate roof over to match  
Grey timber and white render



Client

Mr & Mrs Gault  
Proposed Extension & Alterations

Job Title

WOODCLIFFE  
Laggan Road, Newtonmore,  
PH20 1DG

Drawing Title

Proposed Rear/North Elevation  
Proposed Side/West Elevation

|           |            |          |
|-----------|------------|----------|
| Scale     | Date       | Drawn By |
| 1:100 @A3 | APRIL 2025 | ST       |
| Job No    | Drawing No | Checked  |
| 202402    | PL 0 203 B |          |

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## REVISIONS

| Rev No | Description                  | Date       |
|--------|------------------------------|------------|
| -      | FORMAL PLANNING              | APRIL 2025 |
| A      | REVISED ELEVATIONS           | 01.09.2025 |
| B      | Planning Clarification-Eaves | 14.10.2025 |

## Key Building Information

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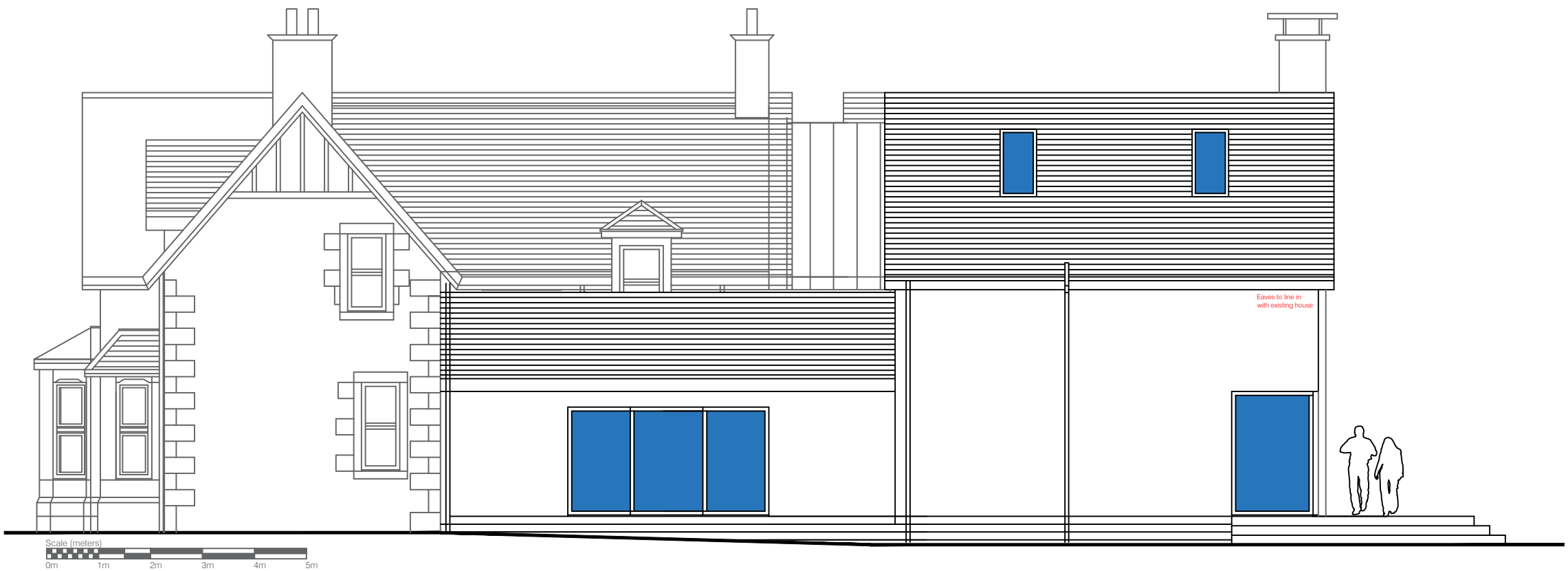


PL 0

204

Proposed South/Front Elevation

Scale 1:100 @ A3



Scale (meters)

0m 1m 2m 3m 4m 5m

PL 0

204

Proposed Side/East Elevation

Scale 1:100 @ A3

Client

Mr & Mrs Gault  
Proposed Extension & Alterations

Job Title

WOODCLIFFE  
Laggan Road, Newtonmore,  
PH20 1DG

Drawing Title

Proposed South Elevation  
Proposed Side/East Elevation

Scale Date Drawn By

1:100 @A3 APRIL 2025 ST

Job No Drawing No Checked

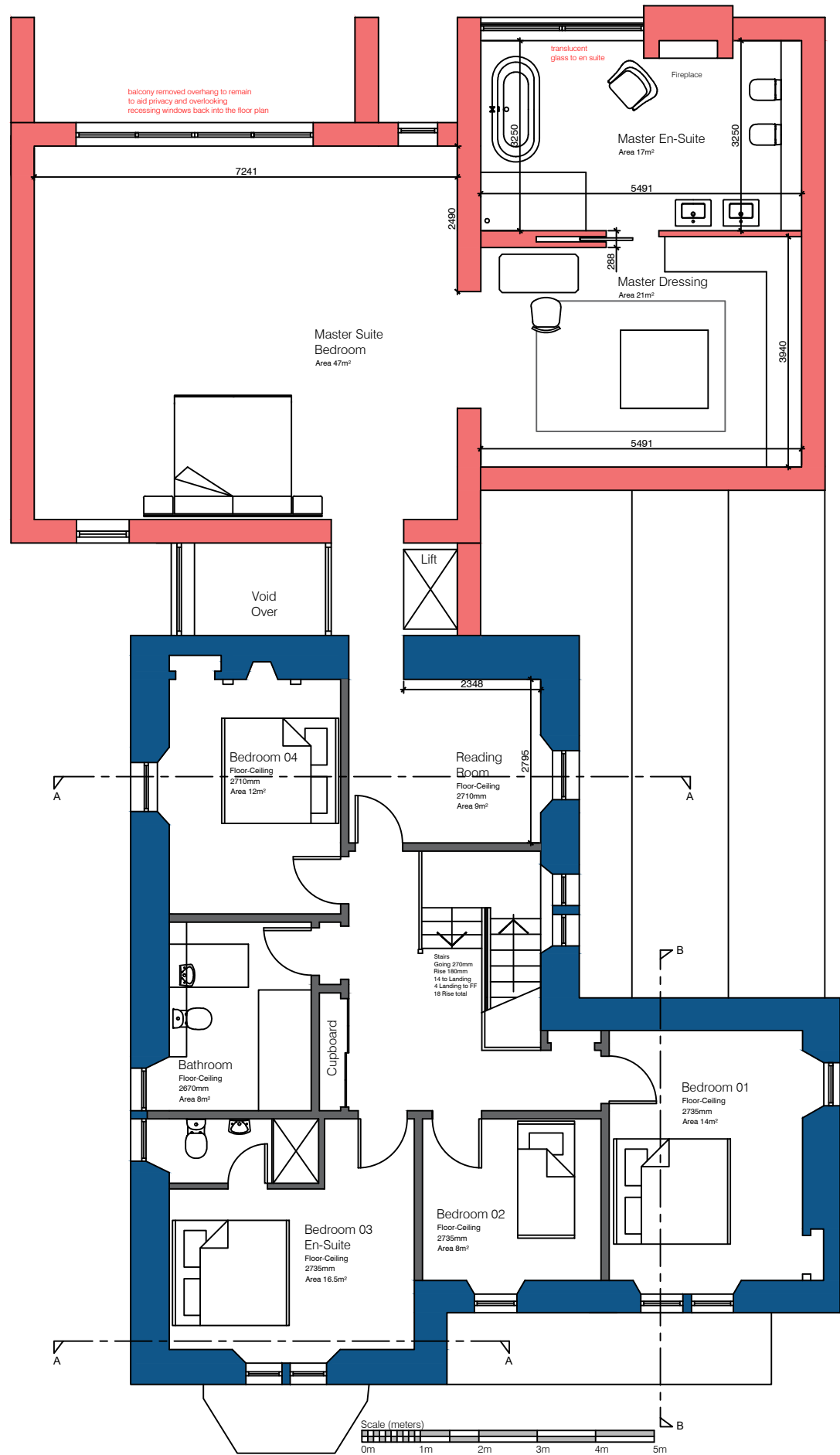
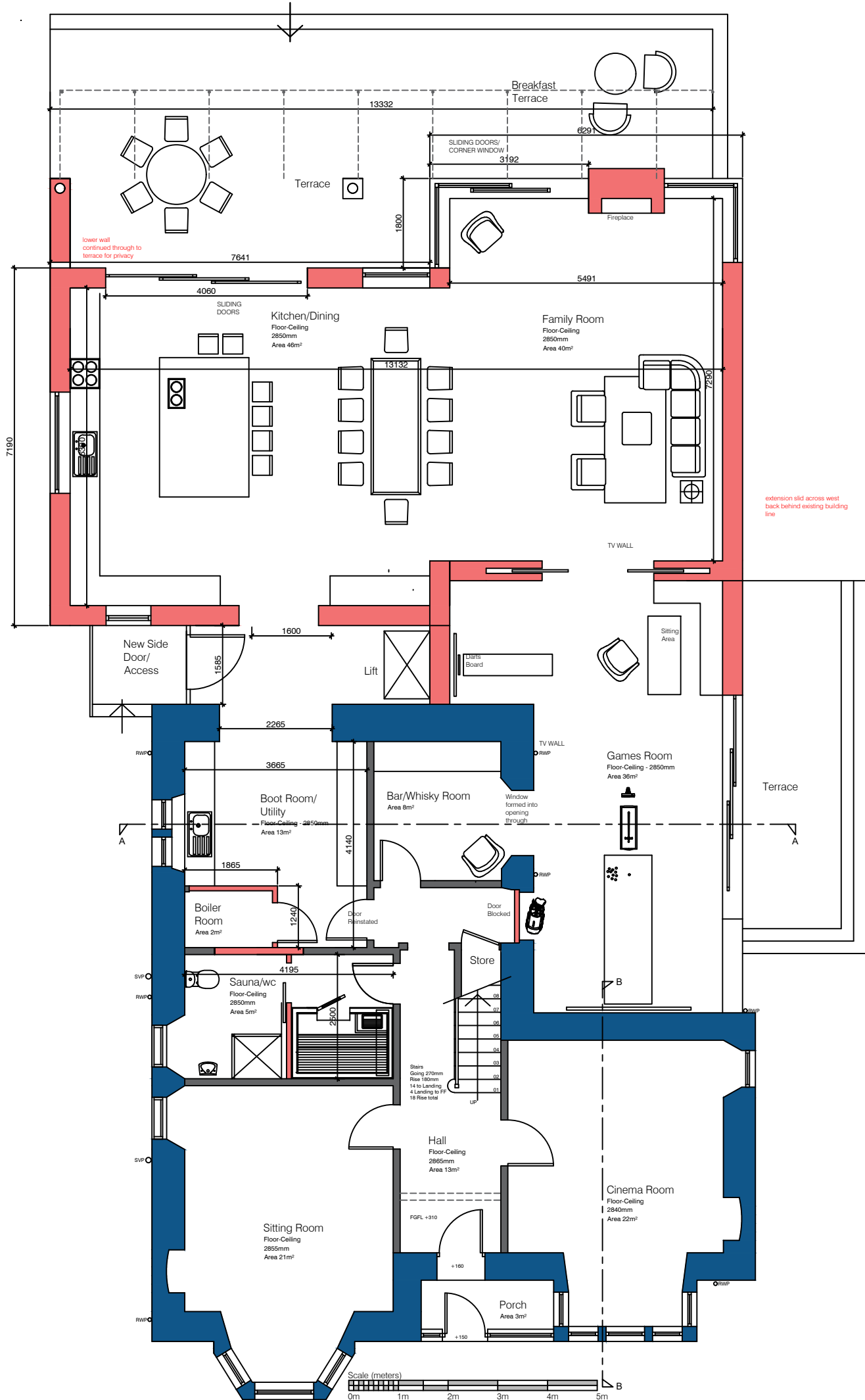
202402 PL 0 204 B

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REVISIONS

| Rev No | Description               | Date       |
|--------|---------------------------|------------|
| -      | FORMAL PLANNING           | APRIL 2025 |
| A      | Revised Floor Plans       | 01.09.2025 |
| B      | First Floor Clarification | 01.10.2025 |

Key Building Information

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Single storey family games room

Traditional slate roof over to match  
Grey timber and white render

Client

Mr & Mrs Gault  
Proposed Extension and Alterations

Job Title

WOODCLIFFE  
Laggan Road, Newtonmore,  
PH20 1DG

Drawing Title

Proposed Ground Floor Plan Scale 1:100  
Proposed First Floor Plan Scale 1:100

Scale

1:100 @A3

Date

APRIL 2025

Drawn By

ST

Job No

202402

Drawing No

PL 0 202 B

Checked

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REVISIONS

| Rev No | Description                                             | Date       |
|--------|---------------------------------------------------------|------------|
| -      | Revised Plans                                           | SEPT 2025  |
| A      | Revised Plans                                           | 01.09.2025 |
| B      | Planning Clarification-Traditional Lead to roof details | 14.10.2025 |

Key Building Information

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Client  
Mr & Mrs Gault  
Proposed Extension and Alterations

Job Title  
WOODCLIFFE  
Laggan Road, Newtonmore,  
PH20 1DG

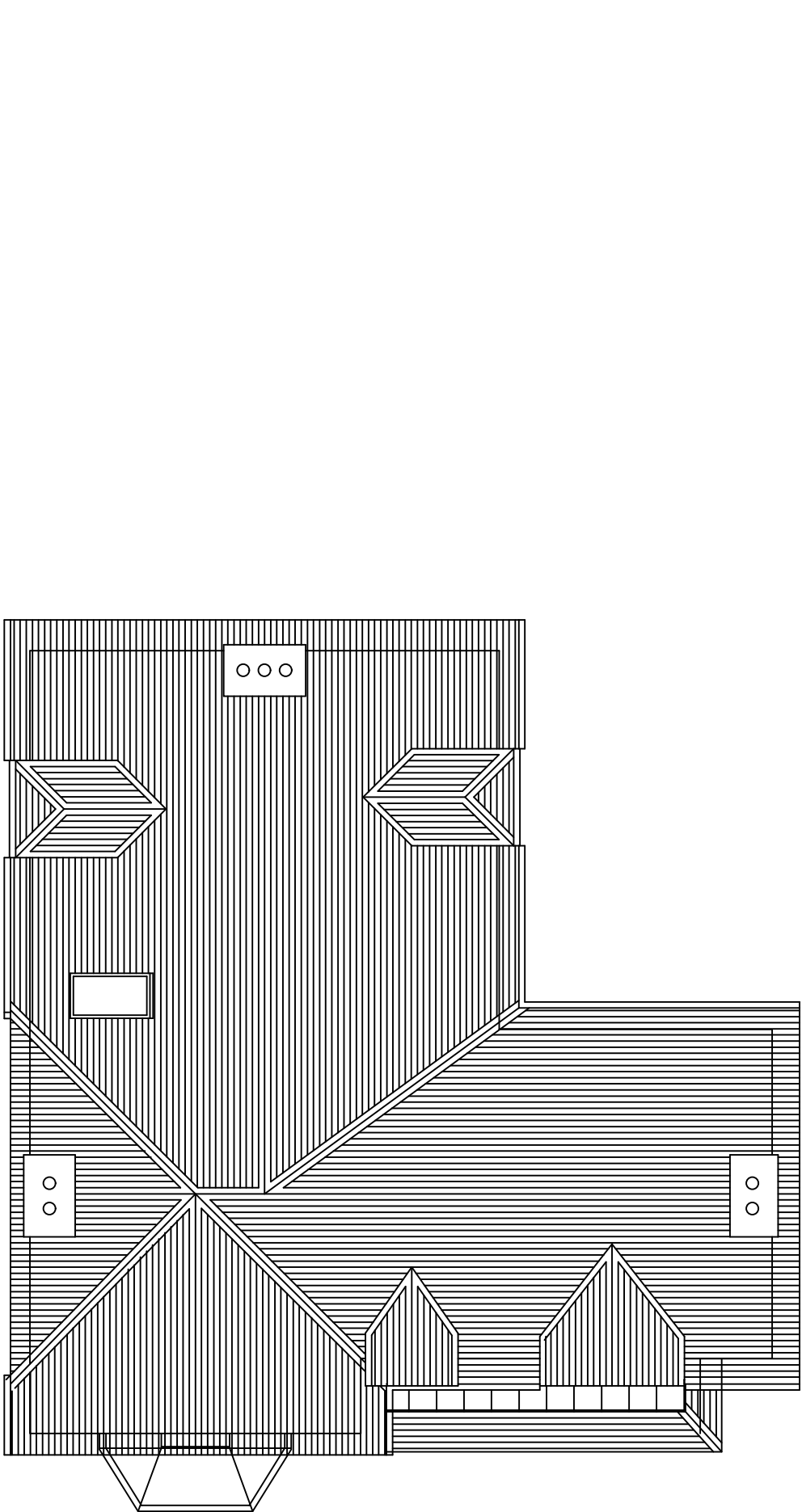
Drawing Title  
Existing Roof Plan Scale 1:100  
Proposed Roof Plan Scale 1:100

| Scale     | Date       | Drawn By |
|-----------|------------|----------|
| 1:100 @A3 | Sept 2025  | ST       |
| Job No    | Drawing No | Checked  |
| 202402    | PL 0 205 B |          |

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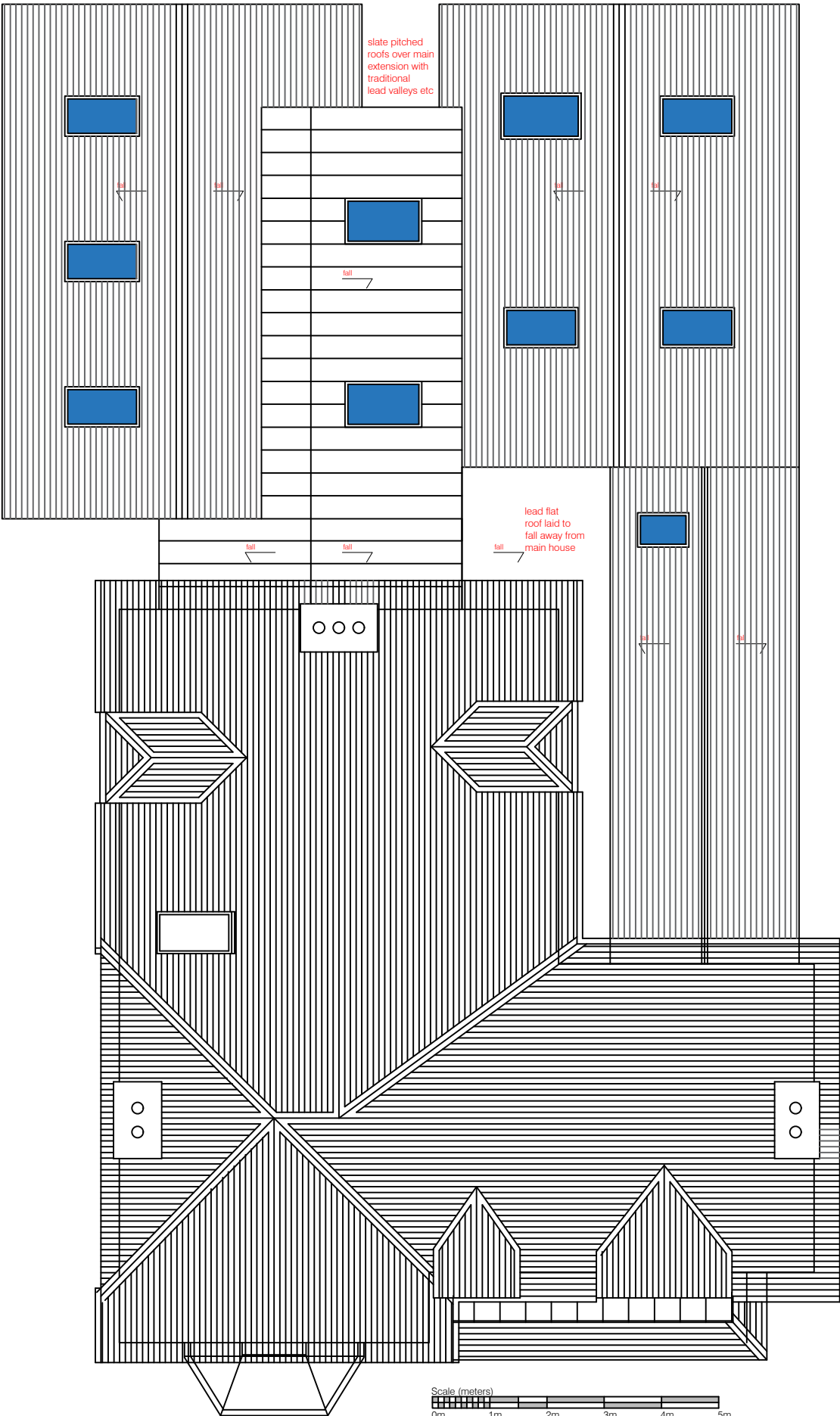
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PL 0  
205

Existing Roof Plan

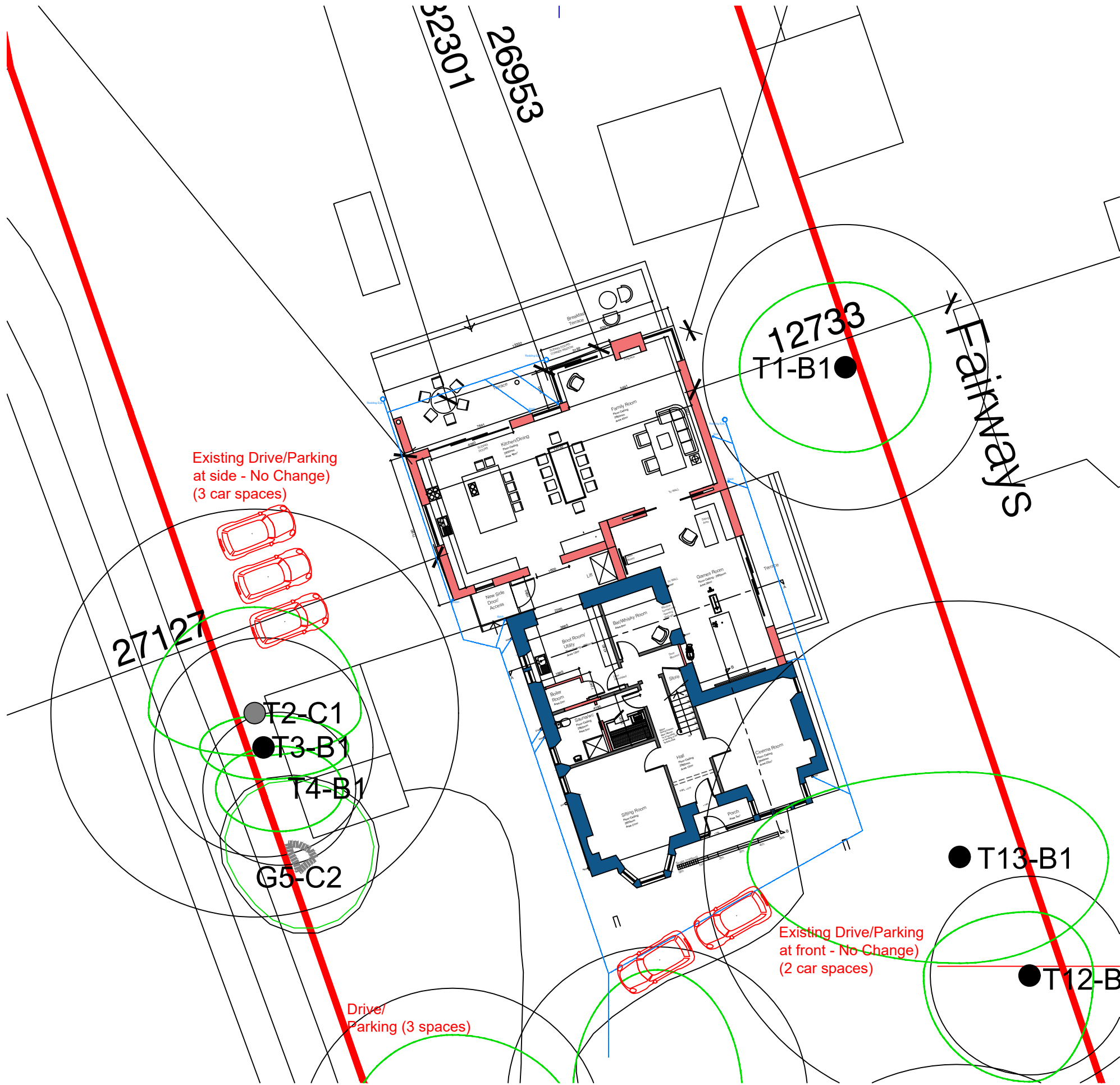
Scale 1:100 @ A3



PL 0  
205

Proposed Roof Plan

Scale 1:100 @ A3



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| REVISIONS |                                                   |            |
|-----------|---------------------------------------------------|------------|
| Rev No    | Description                                       | Date       |
| -         | FORMAL PLANNING                                   | APRIL 2025 |
| A         | Existing & Proposed Tree Survey Information Added | 25.08.2025 |
| B         | Planning Clarification-Parking and Drainage       | 14.10.2025 |

**Parking Note:**  
Existing Parking - 2 no spaces to front and 3  
no spaces to West side. Existing parking to be  
maintained.

**Drainage Note:**  
Existing Combined system, new drainage to  
connect to existing system

**Tree Survey Note:**  
Information for site plan drawings only.  
Reference should be made directly to formal  
arboricultural report for all tree information

|                                                      |             |          |
|------------------------------------------------------|-------------|----------|
| Client                                               |             |          |
| Mr & Mrs Gault<br>Proposed Extension and Alterations |             |          |
| Job Title                                            |             |          |
| WOODCLIFFE<br>Laggan Road, Newtonmore,<br>PH20 1DG   |             |          |
| Drawing Title                                        |             |          |
| Proposed Site Block Plan Scale 1:200                 |             |          |
| Scale                                                | Date        | Drawn By |
| as noted @A3                                         | APRIL 2025  | ST       |
| Job No                                               | Drawing No  | Checked  |
| 202402                                               | PL 90 201-B |          |

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