Agenda Item	6.13
Report No	PLN/069/26

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 25 November 2026

Report Title: 26/02551/FUL: Mr & Mrs D MacKenzie

Torrdale House, 31 Greenside Street, Rosemarkie, IV10 8AG

Report By: Area Planning Manager

Purpose/Executive Summary

Description: Erection of extension

Ward: 09 – Black Isle

Development category: Local

Reason referred to Committee: More than 5 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 The proposal is for full planning permission for the erection of one and a half storey extension to Torrdale House, 31 Greenside Street, Rosemarkie.

1.2 The extension would be on the northeast elevation measuring approximately 4.8m wide x 8.6m deep, 3m to the eaves and 6m to the ridge. The proposal includes a catslide porch that protrudes 1.3m from the proposed extension and continues along the length of the northwest elevation of the house to create a covered entryway.

1.3 One window is proposed on the extensions' ground floor southeast elevation to match the existing windows, and a double garage door is proposed on the rear northeast elevation. A 'Velux Cabrio' roof balcony is proposed on the southeastern roof. The extension ground floor is a garage, and the upper floor is a study.

1.4 The principal elevation of the house fronts onto Courthill Road and benefits from a small area of grassed garden and a footpath to the front door. Vehicle access and parking is from Greenside Street. The rear of the house is bound by a timber screen fence.

1.5 Pre Application Consultation: None

1.6 Supporting Information: Applicants comment in response to representations

1.7 Variations: Considerable changes have been made to the application following its original submission. The original submission proposed a two-storey extension projecting 6.2m from the house east elevation, extending to the full depth and height of the house. This was considered unacceptable as it would create a terracing effect, effectively doubling the footprint of the house, while introducing two ground floor and two first floor windows to the principal elevation.

Following a discussion with the agent, amendments were made to improve the acceptability of the proposal. The revised proposal reduces the extension to one and a half storeys, sets it back from the principal elevation and decreased its width to 4.8m, resulting in a more subordinate and proportionate addition to the existing dwelling.

2. SITE DESCRIPTION

2.1 The site is located on the western edge of Rosemarkie, to the west of Courthill Road. Torrdale House is a two storey, detached house which is part of a recently constructed 50-plot housing development (15/03033/FUL), subsequently amended to 34-plots (21/01332/FUL).

2.2 The house is situated approximately 6.5m from Courthill Road, the principal elevation of the house is oriented to the southeast. Neighbouring properties include; Greenside House 12.9m to the northeast, Ardyne 23.8m to the southeast, 32 Greenside Street 15.8m to the southwest, and 26 Greenside Street 22m to the northwest.

2.3 Torrdale House is situated within the Sutors of Cromarty Special Landscape Area (SLA), however due to the nature of the small-scale development within a residential area, it is not considered to have any negative impact on the SLA.

2.4 The site is not affected by any constraints regarding drainage or trees.

3. PLANNING HISTORY

3.1	21.02.2017	15/03033/FUL Erection of 50 residential units including access road, associated parking areas and amenity space	Permission Granted
3.2	07.12.2021	21/01332/FUL Erection of 34 units (amended from 32 to include plots 28 & 29 (Modification of previously approved design granted under Planning Permission 15/03033/FUL)	Permission Granted

4. PUBLIC PARTICIPATION

4.1 Advertised: No

Date Advertised: N/A

Representation deadline: 04.09.2026

4.2 Timeous representations: 18 (7 households)

4.3 Late representations: 1 (1 household)

4.4 Material considerations raised are summarised as follows:

a) Scale and subservience of the extension.

Officer response: Representations were raised regarding the scale of the proposed extension and whether it would appear subordinate to the host dwelling. In response to these concerns, amended plans were submitted which reduced the scale and overall massing of the development. While a number of representations have been maintained following reconsultation, the revised proposal has been assessed against the relevant planning policies and guidance and is considered to achieve an acceptable relationship with the existing house. The extension remains clearly ancillary to the host property and is not considered to dominate its original form. Therefore, the amended design is considered acceptable and sufficiently subservient to the host dwelling.

b) Impact on the streetscape and the separation distance between houses

Officer response: The original permission (15/03033/FUL) was amended (21/01332/FUL), the amendment increased the number of houses on Courthill Road from 32 to 34. The amended plans extended this area of development to include 4 plots as opposed to the originally permitted 3 plots. The planning application 21/01332/FUL considered siting and layout of the amended streetscape and recommended that each house was separated by a 9m distance; however, this was not secured by condition. The proposed extension to Torrdale House will reduce the separation distance from neighbouring Greenside House to 8m. The proposed 1½

storey gable extension set back from the principal elevation of the house would not increase the sense of enclosure. Accordingly, the reduction in separation from 9m to 8m is considered to be appropriate.

c) Impact on residential amenity

Office response: Concerns were raised in relation to the impact of the original proposal on the residential amenity of neighbouring properties, particularly with regard to overshadowing, loss of daylight and the overall scale of the extension. Following the submission of amended plans, the extension has been significantly reduced in both its depth and overall massing. Having assessed the revised proposal, it is not considered that the development would result in any unacceptable loss of sunlight or daylight to neighbouring properties, nor would it give rise to an overbearing impact. The amended extension remains appropriately contained within the application site and maintains a satisfactory relationship with adjacent residential properties.

Concerns were also raised regarding the proposed 'Velux Cabrio' roof balcony – a rooflight that when open can be extended out from the roof to form a small balcony - and the potential for overlooking of neighbouring gardens and habitable room windows. Whilst the roof balcony would provide an elevated outlook from the study to be contained within the roof space, it is not considered that it would result in a materially greater level of overlooking than would otherwise be possible from a conventional rooflight or first-floor window serving a habitable room. The 0.9m balcony is limited in scale and would provide only a constrained area from which to stand. Taking account of its position, scale and relationship with surrounding properties, particularly to Greenside House, where it would be closest to its gable, and small side garden, but primarily facing south towards the garden space of Torrdale House and towards Courthill Road, it is not considered that the feature would give rise to an unacceptable loss of privacy or have a significantly detrimental impact on the residential amenity enjoyed by neighbouring occupiers.

d) Plot coverage and loss of garden ground

Officer response: Representations refer to the extent of the proposed extension and the resulting loss of garden ground. Planning permission is required where an extension would exceed 50% of the curtilage; however, this threshold serves as a trigger for assessment rather than indicating that a proposal is unacceptable. While the extension would cover approximately 57.4% of the garden area to the northeast side of the house, sufficient private amenity space would remain to the front, rear and southwest elevations. The proposal would therefore retain sufficient garden ground to serve the dwelling and would not result in the plot appearing overdeveloped. The level of plot coverage and associated loss of garden ground are considered acceptable in this instance.

e) Sufficiency of submitted information

Officer response: Concerns were raised regarding the sufficiency of the plans and supporting information submitted in support of the application. The Planning Authority is satisfied that the information provided, including the submitted drawings and amended plans, is sufficient to enable a full and informed assessment of the proposal against the relevant planning policies and material considerations. It is considered that adequate information was available to determine the application.

4.5 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet https://www.highland.gov.uk/planning/view-comment-planning-applications.

5. CONSULTATIONS

5.1 None

6. DEVELOPMENT PLAN POLICY

6.1 The following policies are relevant to the assessment of the application

National Planning Framework 4 (2023) (NPF4)

6.2 Policy 1 - Tackling the Climate and Nature Crises
Policy 2 - Climate Mitigation and Adaptation
Policy 3 - Biodiversity
Policy 14 - Design Quality and Place
Policy 16 - Quality Homes

Highland Wide Local Development Plan 2012 (HwLDP)

6.3 Policy 28 - Sustainable Design
Policy 29 - Design Quality and Place-making
Policy 57 – Natural, Built and Cultural Heritage

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

No specific policies apply.

6.5 **Highland Council Supplementary Planning Policy Guidance**

House Extensions and Other Residential Alterations (2015)
Special Landscape Area Citations (June 2011)

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 **Scottish Government Planning Policy and Guidance**

Not Applicable

8. PLANNING APPRAISAL

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

Determining Issues

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

Planning Considerations

8.3 The key considerations in this case are:

a) compliance with the development plan and other planning policy

b) siting, design, and amenity

c) impact on Special Landscape Area

Development plan/other planning policy

8.4 The principle of the proposed householder development is supported by Policy 16 (Quality Homes) of the National Planning Framework 4 (NPF4). In particular, Part (g) of the policy supports householder development where proposals do not have a detrimental impact on the character or environmental quality of the existing dwelling and the surrounding area in terms of their size, design and materials, and do not have a detrimental effect on neighbouring properties through physical impact, overshadowing or overlooking.

8.5 The acceptability of the proposal is also assessed against Policy 28 (Sustainable Design) and Policy 29 (Design Quality and Place-Making) of the Highland-wide Local Development Plan (HwLDP), together with the Council's House Extensions and Other Residential Alterations Supplementary Planning Guidance.

8.6 Providing that the proposed extension is appropriately designed, subordinate to the host dwelling, respects the character and appearance of the surrounding area, and does not result in an unacceptable impact on the amenity of neighbouring properties then it could be considered to comply with the Development Plan.

Siting, design, and amenity

8.7 Policies 28 and 29 of the Highland-wide Local Development Plan require developments to demonstrate sensitive siting and high-quality design that respects local character and makes use of appropriate materials; and seek to ensure that development is appropriately designed and sited to protect residential amenity whilst contributing positively to the character and quality of the area. Additionally, NPF4 Policy 16 (Quality Homes) Part (g) supports householder development where it does not have a detrimental amenity impact on neighbouring properties in terms of physical impact, overshadowing or overlooking.

8.8 In assessing the proposal within its wider streetscape context, regard has been given to its relationship with the neighbouring property, Greenside House, to the northeast. Greenside House is of a similar scale and massing to Torrdale House; it is a one and a half storey dwelling incorporating dormer windows on its principal elevation.

8.9 It has a single ground floor window facing the application site; this is a second window from a living room, the principal window of which faces to Courthill Road.

8.10 The proposed extension is sited in the side garden of Torrdale House. The gable-to-gable distance from Torrdale House to Greenside House to the northeast is 11.3m. Torrdale House is approximately 7.5m from the garden boundary with

Greenside House. Greenside House is 3.8m northeast of its garden boundary with Torrdale House. The proposed extension would be 4.8m wide.

8.11 Accordingly, the proposal would result in 2.7m of space between the new house (extension) gable and the garden boundary with Greenside House.

8.12 The proposal comprises a one-and-a-half storey extension with an associated catslide porch, rooflights and alterations to the existing fenestration. The extension gable is blank facing the side garden towards Torrdale House. There is therefore no additional intervisibility between windows of the two houses.

8.13 The extension is stepped back off the front building line of Torrdale House by approximately 400mm and therefore respects the established frontage line established by Torrdale House and Greenside House within the wider context of the street.

8.14 The extension would utilise materials and finishes that match the existing dwelling, ensuring a cohesive appearance and integration with the host property. The application has undergone significant revision since its original submission. Following negotiation, a revised design reduces the extension to one-and-a-half storeys, decreases its width to 4.8m, and sets it back from the principal elevation. These amendments result in a more proportionate addition that reads as subordinate to the host dwelling.

8.15 While the proposed extension to Torrdale House will increase the footprint of the house, its now-reduced scale (from the original proposal), set-back position and subordinate design, ensure that it remains visually secondary to the original house, and does not materially impact the appearance of the immediate streetscape. The proposal is therefore not considered to appear incongruous within the wider streetscape, or result in any adverse impact on the character of the area.

8.16 Representations refer to the proposed Velux Cabrio roof balcony and its potential to result in overlooking of neighbouring gardens and habitable room windows. Although it would provide an elevated outlook from the roof space, it is not considered that it would result in a materially greater level of overlooking than would otherwise be achievable from a conventional first-floor window serving a habitable room. Taking account of its scale, position and relationship with neighbouring properties, the feature is not considered to give rise to an unacceptable loss of privacy.

8.17 Several representations raised concerns regarding the impact of the proposal on neighbouring residential amenity, particularly in relation to overshadowing, loss of daylight, overlooking and the overall scale of the extension. These concerns largely related to the original submission, the amended plane significantly reduced the scale, width and massing of the extension and set it back from the principal elevation. These amendments have materially reduced the potential impact on neighbouring properties, particularly Greenside House to the northeast. Having regard to the revised design, it is not considered that the proposal would result in any unacceptable loss of daylight or sunlight to neighbouring properties, nor would it create an overbearing or oppressive relationship with adjacent dwellings. The extension remains appropriately contained within the application site and maintains a satisfactory relationship with surrounding residential properties.

8.18 It is considered that proposal is acceptable in terms of its siting, scale, design and external appearance, uses appropriate materials; and consequently protects, and does not have a detrimental impact on, neighbouring properties in terms of physical impact, overshadowing or overlooking. The proposal therefore accords with Policies 28 and 29 of the Highland-wide Local Development Plan, and the objectives of the associated Sustainable Design Guide Supplementary Guidance; and Policy 16 (Quality Homes) Part (g) of NPF4.

Impact on Special Landscape Area

8.19 The application site located within the Sutors of Cromarty Special Landscape Area (SLA). Policy 57 of the Highland-wide Local Development Plan states that development affecting features of local or regional importance will be supported where it can be satisfactorily demonstrated that the proposal will not have an unacceptable impact on the natural environment, amenity or heritage resource, having regard to the nature, scale and setting of the development.

8.20 The proposal relates to a domestic extension within the curtilage of an existing dwelling in an established residential area. The development is small in scale and will be viewed in the context of the existing built form rather than as a prominent feature within the wider landscape. Furthermore, the use of materials and finishes to match the existing dwelling will ensure that the extension integrates successfully with the host property and does not appear visually intrusive.

8.21 Given the scale, siting and domestic nature of the proposal, it is not considered that the development would adversely affect the landscape character, scenic qualities or setting of the Sutors of Cromarty Special Landscape Area. Accordingly, the proposal is considered to comply with Policy 57 of the Highland-wide Local Development Plan.

Other material considerations

8.22 There are no other material considerations.

Non-material considerations

8.23 Representations raised matters relating to the loss of private views, personal circumstances, preferred alternative design solutions, the absence of neighbour consultation, and concerns regarding precedent. These matters are not material planning considerations and therefore carry limited or no weight in the determination of this application. Each planning application must be assessed on its individual planning merits against the relevant development plan policies and other material considerations.

Matters to be secured by Legal Agreement / Upfront Payment

8.24 None

9. CONCLUSION

9.1 The proposal is for the erection of an extension to the gable or a recently constructed house within a residential development on the west side of Rosemarkie.

9.2 The proposed development has been assessed against NPF4, in particular Policy 16 (Quality Homes), as well as Policies 28 (Sustainable Design), 29 (Design Quality and Place-Making), Policy 57 (Natural, Built and Cultural Heritage) of the Highland-wide Local Development Plan, and the Council's House Extensions and Other Residential Alterations Supplementary Planning Guidance.

9.3 Addressing concerns raised through representations and initial assessments, the proposal was amended significantly from its original submission to reduce its scale, massing and visual impact. The revised design is a more proportionate and subordinate addition to the existing dwelling and is compatible with the character and appearance of the surrounding area. The use of matching materials and the revised form of the extension ensure that it integrates satisfactorily with the host property and wider streetscape.

9.4 The proposal has also been assessed in terms of its impact on neighbouring residential amenity, and it is considered that the amended scheme would not result in any unacceptable overlooking, overshadowing, loss of daylight, loss of privacy or overbearing impact on neighbouring properties. Furthermore, the scale and domestic nature of the development are such that no adverse effects on the character or qualities of the Sutors of Cromarty Special Landscape Area are anticipated.

9.5 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

Resource: Not applicable

10.1 Legal: Not applicable

10.2 Community (Equality, Poverty and Rural): Not applicable

10.3 Climate Change/Carbon Clever: Not applicable

10.4 Risk: Not applicable

10.5 Gaelic: Not applicable

11. RECOMMENDATION

Action required before decision issued: None

Notification to Scottish Ministers N

Conclusion of Section 75 Obligation/up-front payment 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 or work shall commence until a detailed specification for all proposed external materials and finishes (including trade names and samples where necessary) has been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details.

   Reason: To ensure that the development is sensitive to, and compatible with, its context and local architectural styles.

3. The development hereby approved shall be used solely for purposes incidental to the enjoyment of the dwellinghouse, and for no other purpose or use.

   Reason: In the interests of residential 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.

Mud and Debris on Road

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

Construction Hours and Noise-Generating Activities

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

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

If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact env.health@highland.gov.uk for more information.

Protected Species – Halting of Work

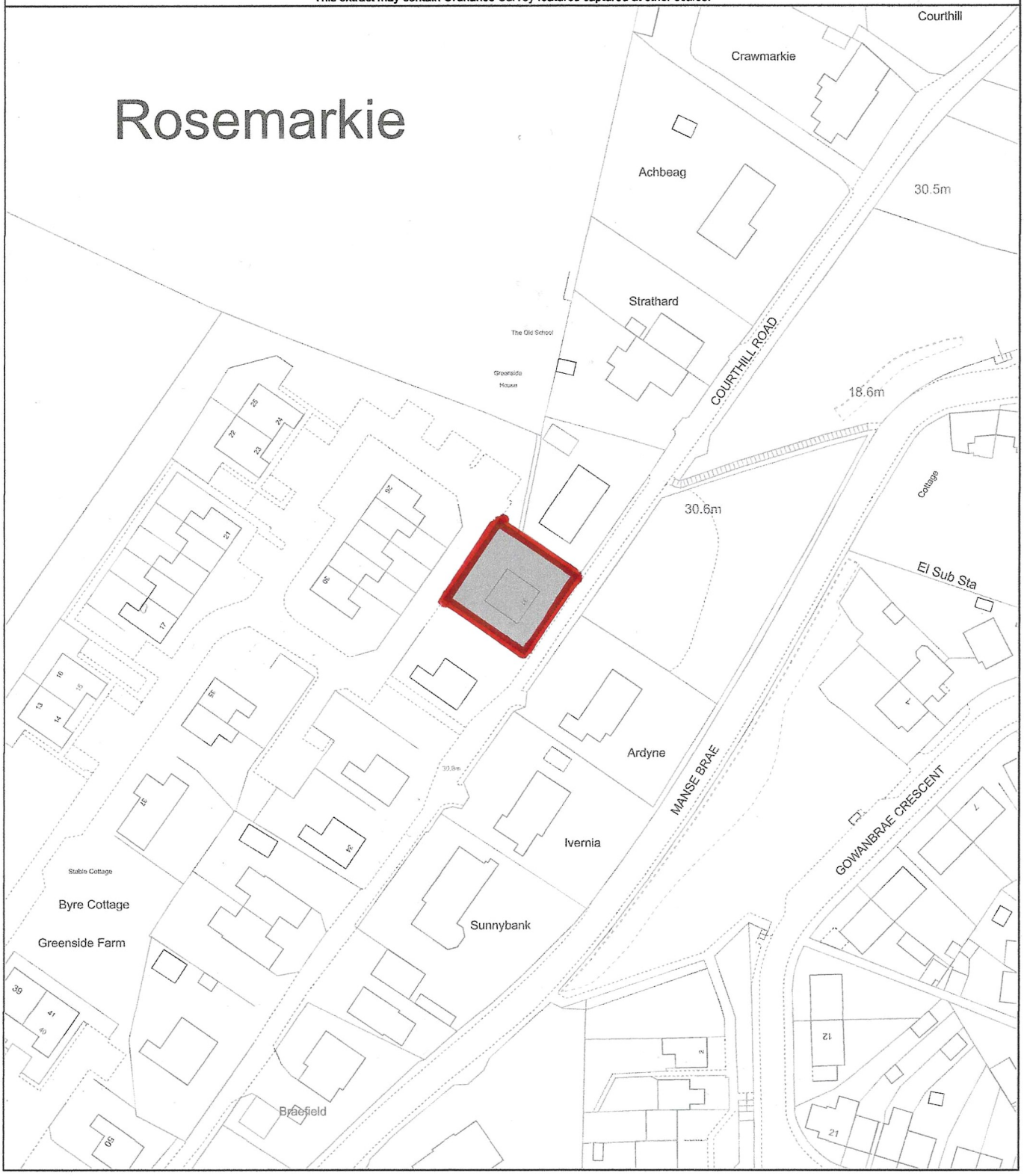
You are advised that work on site must stop immediately, and NatureScot must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or

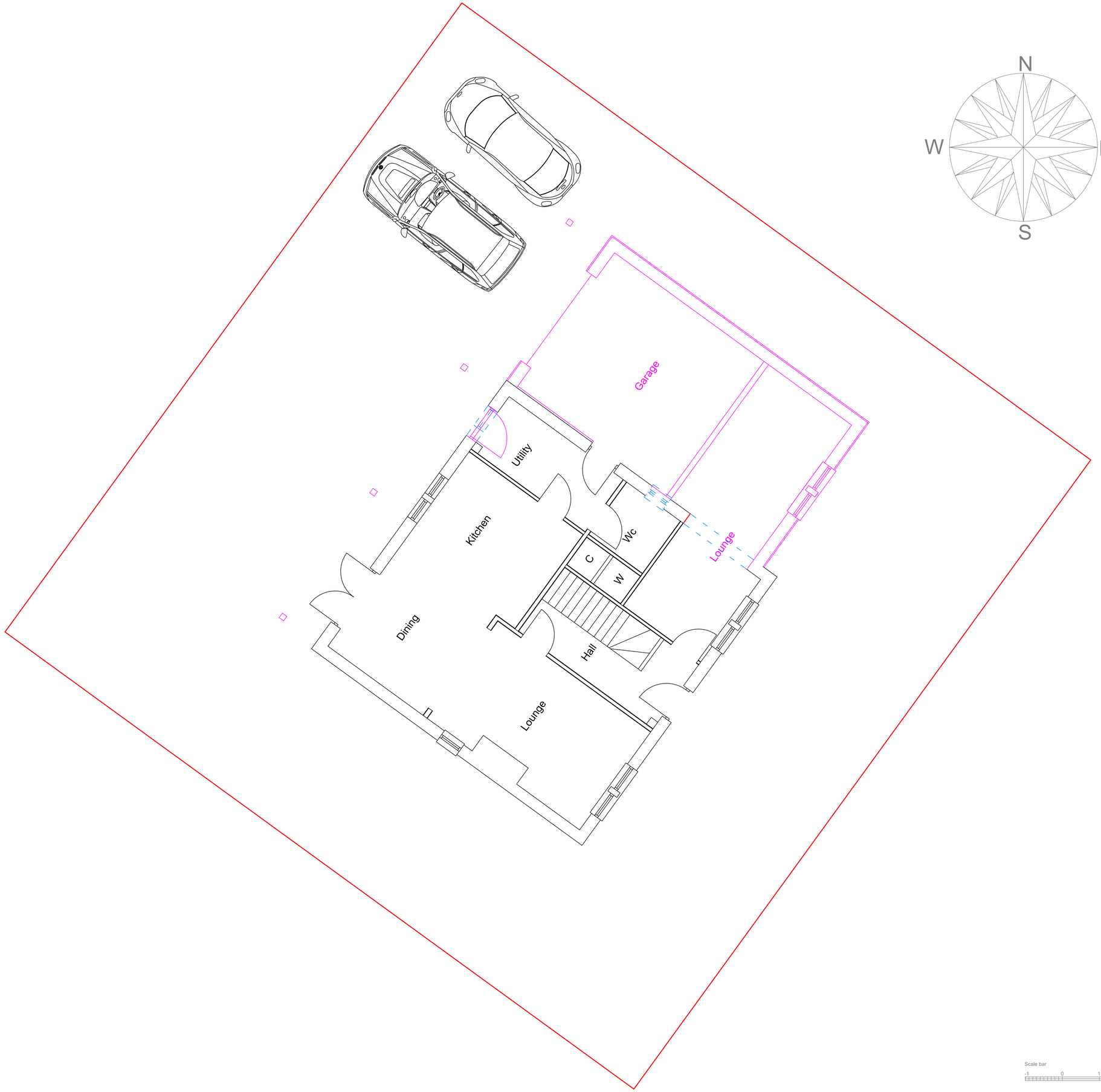
destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from NatureScot: https://www.nature.scot/professional-advice/protected-areas-and-species/protected-species

Signature:	Bob Robertson
Designation:	pp Area Planning Manager North
Author:	Hannah McFarlane
Background Papers:	Documents referred to in report and in case file.
Relevant Plans:	Plan 1 - 000001 REV A LOCATION PLAN Plan 2 - 1322.288.05 REV D SITE LAYOUT PLAN Plan 3 - 1322.288.01 REV F PROPOSED FLOOR PLAN Plan 4 - 1322.288.03 REV F PROPOSED ELEVATIONS PLAN

LAND REGISTER OF SCOTLAND	Version date	TITLE NUMBER
	17/07/2024	**ROS29587**
N — BRITISH NATIONAL GRID EASTING/NORTHING		50m
273467, 857472	Survey Scale	Print Scale
	1:1250	1:1250 @ A4

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Written dimensions to be taken in all cases.
Any discrepencies to be reported immediately.
Contractor to check all sizes on site.

Notes:

Construction (Design and Management) Regulations 2015 (CDM 2015)
The CDM2015 Regulations place health and safety duties on clients (including domestic clients), designers, contractors, principal designers and principal contractors that are involved in construction work.
Due to its structural nature, information provided on this drawing is Important and Significant and should be taken into account in CDM duties conducted by all parties to govern the management of health, safety and welfare when undertaking construction projects.

It is essential that the project is built to the approved drawings and specifications approved by Planning and Building Standards any unauthorised modifications will incur further council fees and additional architectural fees and may result in not gaining a Completion Certificate from the Local Authority.

WHERE AN SER CERTIFICATE IS INCLUDED
Managing Post Certification Design Changes
Introduction
A Certifier will sign the design certificate following an examination of plans, specifications and other documents some, but not all, of which will accompany the building warrant application lodged with the Verifier (Local Authority). The plans that accompany the building warrant application should illustrate the design that has been certified.
It is not uncommon for designs to continue to evolve up to and even beyond the point at which construction drawings are issued.
Any alteration of the design following certification, where the change is not subsequently approved by the Certifier, could result in the safety of the structure being compromised.

The purpose of this Guidance Note is to provide Certifiers and their clients with guidance on the risks associated with post-certification design changes and to suggest some strategies for managing these risks.

IMPORTANT
Please note that ALL Clients/Contractors to follow the CCNP included with the Building Warrant. The CCNP states what notification is required to be given to Building Standards and what period of notification is required. Failure to comply could result in non-compliance and rejection of a Completion Certificate.
Each CCNP is site specific. If you dont have a copy or access to a copy please contact ourselves.

Rev	Date	Description
D	11/08/2026	Extension stepped in at front elevation
C	07/08/2026	Client adjustments
B	04/08/2026	Extension reduced in size
A	22/06/2026	Planners requests

KVM Building Design
Architectural Technologist MCIAT &
Energy Design Consultant
Approved Certifier of Design for (Section 6 - Energy) for Domestic Buildings
07485228570 (mob)
e mail: kvmbuildingdesign@outlook.com
website: www.kvmbuildingdesign.co.uk

CIAT
CHARTERED PRACTICE

client
Mr & Mrs D Mackenzie

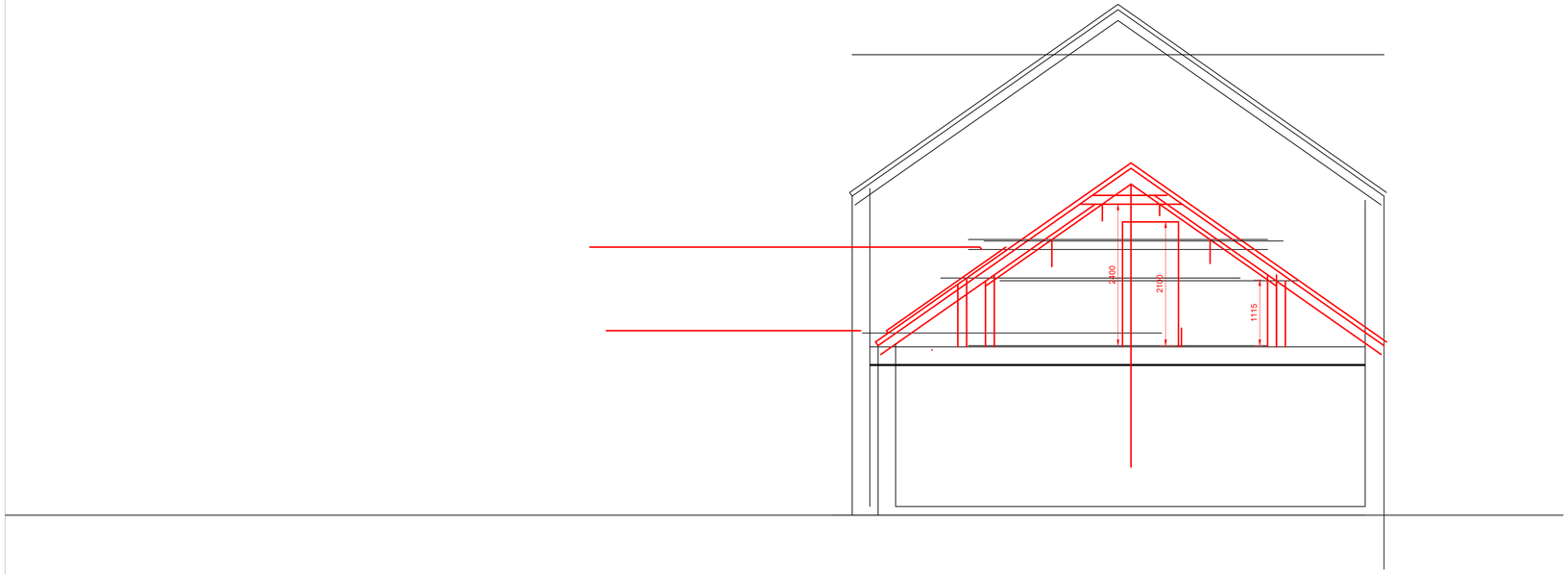
project
Proposed extension at Torrdale House, 31 Greenside Street, Rosemarkie IV10 8AG

Drawing Title:
Site plan

Scale:	Paper Size:
1:50	A1
Drawn: k macdonald	Status: Planning Application
Date: 29/04/2026	
Drawing No: 1322.288.05	Revison D

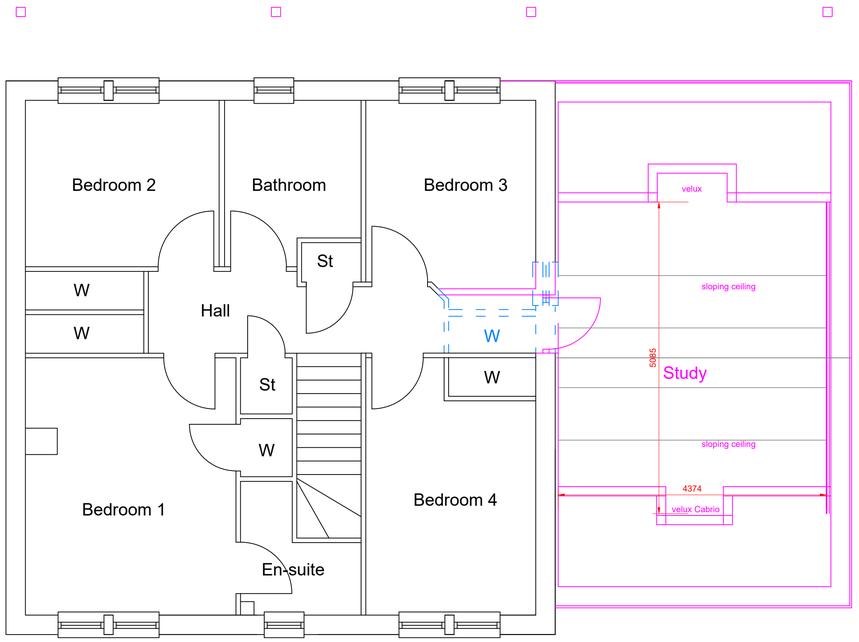
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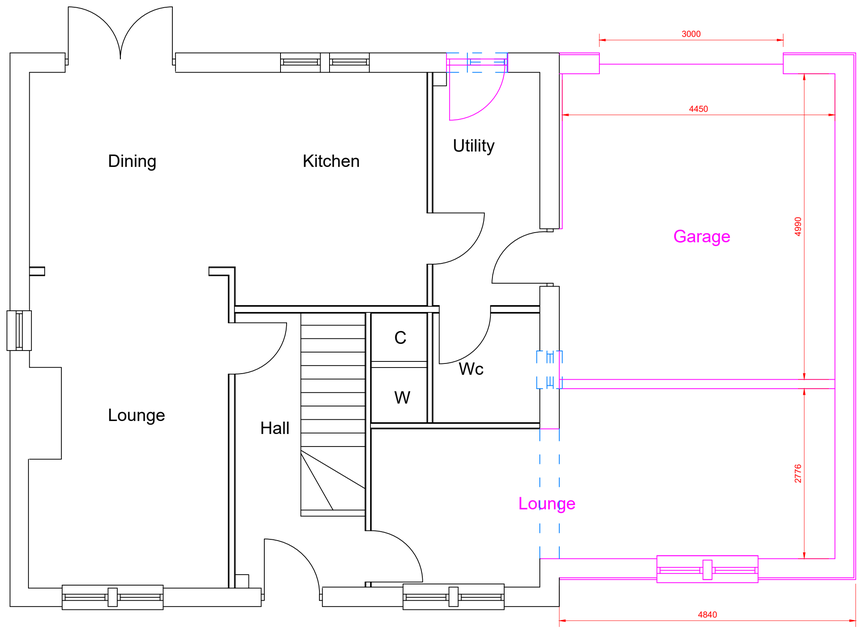


removal

new works



First floor plan



Ground floor plan

Written dimensions to be taken in all cases.
Any discrepencies to be reported immediately.
Contractor to check all sizes on site.

Notes:

Construction (Design and Management) Regulations 2015 (CDM 2015)
The CDM2015 Regulations place health and safety duties on clients (including domestic clients), designers, contractors, principal designers and principal contractors that are involved in construction work.
Due to its structural nature, information provided on this drawing is Important and Significant and should be taken into account in CDM duties conducted by all parties to govern the management of health, safety and welfare when undertaking construction projects.

It is essential that the project is built to the approved drawings and specifications approved by Planning and Building Standards any unauthorised modifications will incur further council fees and additional architectural fees and may result in not gaining a Completion Certificate from the Local Authority.

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Each CCNP is site specific. If you dont have a copy or access to a copy please contact ourselves.

Rev	Date	Description
F	11/08/2026	Client adjustments
E	07/08/2026	Client adjustments
D	03/08/2026	Extension reduced in size
C	22/06/2026	Planners requests
B	21/05/2026	Client adjustments
A	04/05/2026	Client adjustments

KVM Building Design
Architectural Technologist MCIAT &
Energy Design Consultant
Approved Certifier of Design for (Section 6 - Energy) for Domestic Buildings
07485228570 (mob)
e mail: kvmbuildingdesign@outlook.com
website: www.kvmbuildingdesign.co.uk

CIAT CHARTERED PRACTICE

client
Mr & Mrs D Mackenzie

project
Proposed extension at Torrdale House, 31 Greenside Street, Rosemarkie IV10 8AG

Drawing Title:
Floor plans

Scale:	Paper Size:
1:50	A1
Drawn: k macdonald	Status: Planning Application
Date: 29/04/2026	
Drawing No: 1322.288.01	Revision: F

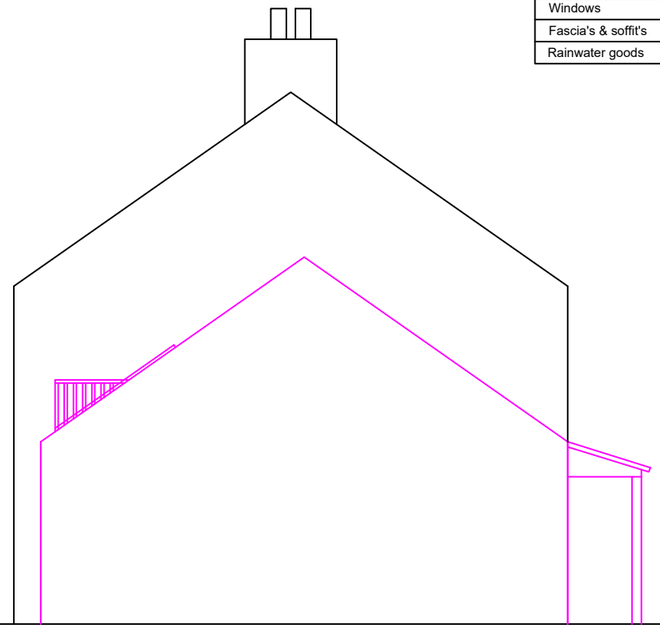
Scale bar
-1 0 1 2 3

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FINISHES SCHEDULE	
Roof	To match existing
Walls	To match existing
Windows	To match existing
Fascia's & soffit's	To match existing
Rainwater goods	To match existing



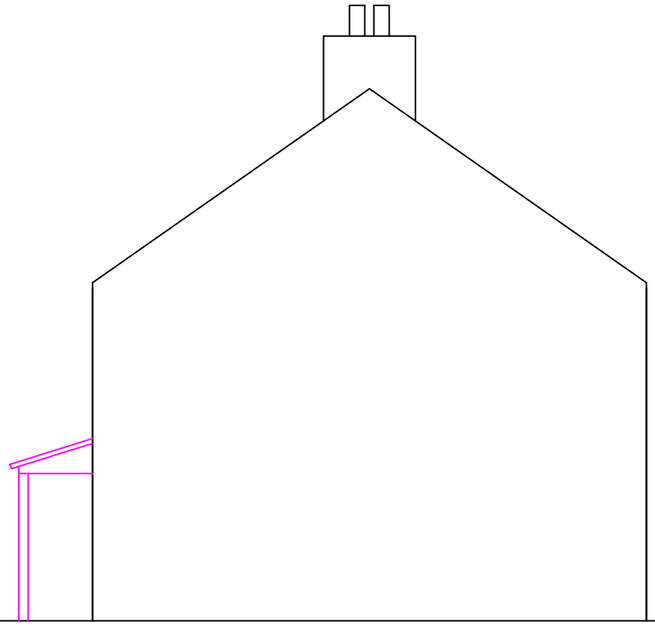
North-West Elevation



North-East Elevation



South East Elevation



South-West Elevation

Scale bar

-1 0 1 2 3

Written dimensions to be taken in all cases.
Any discrepencies to be reported immediately.
Contractor to check all sizes on site.

Notes:

Construction (Design and Management) Regulations 2015 (CDM 2015)
The CDM2015 Regulations place health and safety duties on clients (including domestic clients), designers, contractors, principal designers and principal contractors involved in construction work.
Due to its site-specific nature, information provided on this drawing is Important and Significant and should be taken into account in CDM duties conducted by all parties to govern the management of health, safety and welfare when undertaking construction projects.

It is essential that the project is built to the approved drawings and specifications approved by Planning and Building Standards any unauthorised modifications will incur further council fees and additional architectural fees and may result in not gaining a Completion Certificate from the Local Authority.

WHERE AN SER CERTIFICATE IS INCLUDED
Managing Post Certification Design Changes
Introduction
A Certifier will sign the design certificate following an examination of plans, specifications and other documents some, but not all, of which will accompany the building warrant application lodged with the Verifier (Local Authority). The plans that accompany the building warrant application should illustrate the design that has been certified.
It is not uncommon for designs to continue to evolve up to and even beyond the point at which construction drawings are issued.
Any alteration of the design following certification, where the change is not subsequently approved by the Certifier, could result in the safety of the structure being compromised.

The purpose of this Guidance Note is to provide Certifiers and their clients with guidance on the risks associated with post-certification design changes and to suggest some strategies for managing these risks.

IMPORTANT
Where part of the Clyde Commissioning is below the ground proximity with the Building Warrant, you must agree your construction programme to the person's building insurance and give access to authorising a person to monitor which need at commencement and completion of excavation / foundations.
Clyde Commissioning Limited
Clyde Commissioning Limited - If you need to have a cross or access to the cross please contact Dumbarton.

Rev	Date	Description
F	20/08/2026	Elevations updated
E	11/08/2026	Extension stepped back from front elevation
D	06/08/2026	Extension reduced in height
C	04/08/2026	Extension reduced in size
B	22/06/2026	Planners requests
A	27/05/2026	North Elevation window height reduced

KVM Building Design
Architectural Technologist MCIAT &
Energy Design Consultant
Approved Certifier of Design for (Section 6 - Energy) for Domestic Buildings
07485228570 (mob)
e mail: kvmbuildingdesign@outlook.com
website: www.kvmbuildingdesign.co.uk

CIAT CHARTERED PRACTICE

client
Mr & Mrs D Mackenzie

project
Proposed extension at Torrdale House, 31 Greenside Street, Rosemarkie IV10 8AG

Drawing Title:
Proposed Elevations

Scale:	Paper Size:
1:100	A3
Drawn:	Status:
k macdonald	Planning Application
Date:	
29/04/2026	
Drawing No:	Revision
1322.288.03	F

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