Agenda Item	**7.8**
Report No	**PLS/71/26**

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 2 December 2026

Report Title: 26/01941/FUL: Mr John Mcnally

Land 35M NW of 11 Resaurie, Inverness

Report By: Area Planning Manager South

Purpose/Executive Summary

Description: Erection of house

Ward: 16 – Inverness Millburn

Development category: Housing Local

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 The proposal is for the erection of a two-storey A-frame house. together with a driveway, parking and turning areas, and associated garden ground. The plot is rectangular in shape (46mx 20m) and is comparable in size to neighbouring residential plots in the surrounding area. The proposal includes the formation of associated private garden ground, parking and servicing arrangements.

1.2 Access to the site will utilise an existing private road, servicing neighbouring properties, which connects to Caulfield Road North (U1058).

1.3 The road is subject to a 20mph speed limit and also forms part of the National Cycle Network. The road is a no through route for motorised vehicles and the road functions for the most part as a shared space for pedestrians, cyclists and vehicles. Street lighting is provided.

1.4 Pre Application Consultation: Local pre-application advice sought and provided in April 2026 (26/00481/PREAPP). This advised that an application for one house on this site could potentially be supported, subject to detailed design, siting and compliance with the Development Plan.

1.5 Supporting Information: Supporting Statement, Design and Access Statement, ASHP Installation and Servicing Details, Title Plan, Private Access Checklist, Drainage Layout Plan, Topography Plan.

1.6 Variations:

- Siting of the house within the plot has been revised so that it is orientated with the principal elevation facing in a northwest direction.
- An in-curtilage turning area has been provided.
- On the north-east elevation the double height protruding element has been reduced to single storey to mirror the single storey protruding element on the southwest elevation.
- External timber changed to dark stain.

2. SITE DESCRIPTION

2.1 The site is located within the settlement boundary of Inverness, 35M northwest of 11 Resaurie. It is an undeveloped, de-crofted plot of ground surrounded by existing residential properties to the north, east, south and west. A house is currently under construction on the adjoining plot to the northwest.

2.2 The land is currently grassed, enclosed by a combination of post-and-wire fencing and gorse, and slopes gently from south-east to north-west. The site is not visually prominent within the wider area.

3. PLANNING HISTORY

3.1	22 February 2016	15/03849/PIP: Sub-division of site into 3 additional house plots	Permission Granted

3.2 20.04.2026 26/00481/PREAPP: Erection of house

4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown Neighbour

Date Advertised: 12 June 2026

Representation deadline: 29 June 2026

4.2 Timeous representations: 6 (6no. households)

4.3 Late representations: 0

4.4 Material considerations raised are summarised as follows:

a) Use and maintenance of the existing private access road, unsuitable to serve an additional dwelling and septic tank servicing
b) Additional (sixth) dwelling served by the private access road, with potential implications for road adoption
c) No in-curtilage turning provision
d) Potential use as a short-term let rather than as a permanent residence
e) Increased traffic impacting pedestrian and cyclist safety on the adjoining public road
f) Existing parking pressures, including passing places being used for parking
g) Incomplete footway provision along the public road
h) Construction traffic could impede emergency vehicle access
i) Previous refusal of planning permission on the site
j) Flood risk and surface water runoff, affecting neighbouring property
k) Insufficient information on the installation, maintenance management of sustainable drainage measures
l) Loss of existing mature hedge and replacement with deer fencing
m) Potential impact on protected species, including bats
n) House design is not in keeping with the local character
o) Overshadowing and loss of privacy for neighbouring properties
p) Concern regarding bin storage arrangements

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 **Corporate Address Gazetteer:** Any future property will need to register an official address. Applicant should submit a request for a new address if planning permission is granted.

5.2 **Environmental Health:** An Air Source Heat Pump must be installed in accordance with the noise assessment methodology and criteria within Microgeneration Scheme guidance: - MCS 020 (a) – Air Source Heat Pumps Sound Calculation. Objecting to the height of the flue discharge. Planning response: This is a matter dealt with via Building Warrant.

5.3 **Archaeology - Historic Environment Team:** The proposed development does not raise any significant issues. Should anything of potential archaeological significance be found during construction, they should be reported to the Historic Environment Team.

5.4 **Transport Planning:** No objection, subject to the inclusion of conditions for bin storage and a Road Maintenance Schedule outlining the ongoing maintenance for the private track.

5.5 **Developer Contributions:** Developer contributions are sought towards Smithton Primary School and Culloden Academy. Details are set out at paragraph 8.41 below.

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

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 15 - Local Living and 20 Minute Neighbourhoods
Policy 16 - Quality Homes
Policy 22 - Flood Risk and Water Management

Highland Wide Local Development Plan 2012 (HwLDP)

6.3 28 - Sustainable Design
29 - Design Quality and Place-making
31 - Developer Contributions
34 - Settlement Development Areas
64 - Flood Risk
65 - Waste Water Treatment
66 - Surface Water Drainage

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

6.4 Policy 1 – Low Carbon Development

Policy 2 – Nature Protection, Preservation and Enhancement

Highland Council Supplementary Planning Policy Guidance

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

Developer Contributions (March 2018)

Flood Risk and Drainage Impact Assessment (Jan 2013)

Sustainable Design Guide (Jan 2013)

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 and design
c) Residential amenity
d) Access and infrastructure
e) Biodiversity and landscaping
f) any other material considerations

Development plan/other planning policy

8.4 The proposal requires to be assessed against National Planning Framework 4 (NPF4), Highland-wide Local Development Plan (HwLDP) and Inner Moray Firth Local Development Plan 2 (IMFLDP2).

8.5 NPF4 Policies 1-3 apply to all development proposals nationwide. 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 this type of development are Policy 14 (Design, quality and place) and Policy 16 (Quality Homes). Policy 14 supports development proposals which are designed to improve the quality of an area whether in urban or rural locations and regardless of scale and proposal will be supported where they meet the six qualities of successful places: Healthy, Pleasant, Connected, Distinctive, Sustainable and Adaptable. Proposals which are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places will not be supported. NPF4 Policy 16 supports proposals for smaller scale opportunities within an existing settlement boundary.

8.7 As the site is within the Settlement Development Area of Inverness, HwLDP Policy 34 applies. This supports proposals for development which meets the requirements of Policy 28 (Sustainable Design) and all other relevant policies within the plan; conform with existing land approved land uses; are compatible with the existing pattern of development and character of the area; and do not impact negatively upon any natural, built and cultural heritage features. The site is considered to be an infill site within the Inverness Settlement Development Area, and as such is generally supported by HwLDP Policy 34.

8.8 Policy 28 (Sustainable Design) assesses proposals against a number of criteria, including their compatibility with public service provision; transport; impact on individual and community residential amenity; demonstration of sensitive siting and high-quality design in keeping with local character; and contribution to the economic and social development of the community. Policy 29 (Design Quality and Placemaking) requires any application to make a positive, net contribution to the architectural and visual quality of the place within which it is proposed.

8.9 The proposal is located within the Settlement Development Area of Inverness. Subject to the proposal having no demonstrable adverse impact on residential amenity, no adverse impact on the character and appearance of the neighbourhood, amenity of neighbours, and the access and car parking arrangements being acceptable, then the proposal wo be considered to comply with the Development Plan.

Siting and Design

8.10 NPF4 Policy 14 (Design, Quality and Place) supports development proposals which are consistent with the 6 qualities of successful places – healthy, pleasant, connected, sustainable and adaptable, and does not support development proposals which are poorly designed or detrimental to the amenity of the surrounding area.

8.11 The proposed house would be sited on the northwestern part of the rectangular plot. The position of the proposed house on the site has been amended so that the principle glazed elevation is orientated in a northwest direction which avoids direct overlooking of neighbouring properties and helps to protect residential amenity. The surrounding houses are orientated in a variety of directions within their individual plots, and, as such, it is considered that the proposed orientation of the house is not out of keeping with the established pattern of development in the area. From a visual

perspective, the site is contained within an established residential cluster and will not be prominent in wider views.

8.12 Vehicular access and parking would be located on the northwest side of the house. The largest extent of garden space would be situated on the southeastern part of the site.

8.13 The proposed house, parking and soakaway can be accommodated within the site without impacting negatively upon the amenity of neighbouring properties and while retaining sufficient private garden ground for a house of the size proposed.

8.14 The proposed house is a contemporary two storey A-Frame design, incorporating single-storey dormer style projections on both the southwest and northwest elevations. Since the original submission, the double-height projecting element on the northeastern elevation has been revised to a single-storey feature, resulting in a more balanced overall composition and a design that better reflects the scale of the corresponding projection on the southwestern elevation.

8.15 The building measures approximately 9.2m by 13.4m with a roof height of approximately 8.3m. The distinctive A-Frame form incorporates a steep roof pitch of 60º, with overhangs to the gables. The southwest facing roof has a solar photo-voltaic array.

8.16 The principle northwestern elevation consists of a large, glazed area over two floors. Owing to the A-frame design, the roof extends to ground level over areas of decking, whilst a recessed first-floor balcony provides additional external amenity space.

8.17 The proposed external materials include grey standing seam roofing for the A-Frame and black windows and doors. While the preference is for the windows and doors to be timber, a condition is attached requiring full details of the window and door materials and finishes to be submitted and approved prior to their installation. Following discussions with the applicant, the originally proposed natural timber cladding on the walls has been amended to a dark stain, resulting in a more recessive appearance that will help the house sit more comfortably within its setting.

8.18 The surrounding residential area is not defined by a single architectural design. The area is characterised by a variety of house types, including traditional cottages, bungalows, converted agricultural buildings and contemporary detached houses, that have been built on individual plots over a period of time. Equally the mix of materials used is varied.

8.19 Whilst the proposed house is contemporary in appearance and does not reflect the traditional vernacular architecture found in parts of the wider area, the design has evolved during the course of the application in response to concerns regarding its visual impact. In particular, the originally proposed double-height projecting element on the northeastern elevation has been reduced to a single-storey feature, creating a more balanced composition and reflecting the scale of the corresponding projection on the southwestern elevation. In addition, the external timber cladding has been amended from a natural finish to a dark stain, resulting in a more recessive appearance that will help the house sit more comfortably within its setting. These

amendments have reduced the visual prominence of the house whilst retaining a high-quality contemporary design.

8.20 Taking account of the amendments made, the proposal is considered to achieve an acceptable relationship with its surroundings, and it is considered that it would not have an adverse impact on the established settlement pattern and character of the area. Overall, the development is considered to comply with the relevant provisions of NPF4 Policy 14 (Design, Quality and Place) and IMFLDP2 Policy 28 (Sustainable Design).

Residential Amenity

8.21 Representations raised concerns regarding the impact of the proposal on privacy and amenity of neighbouring houses, the character of the area, and the outlook from existing houses. In response, the orientation of the proposed house has been amended so that the principle glazed elevation is orientated in a northwest direction, reducing the potential for overlooking and protecting the privacy and amenity of surrounding houses.

8.22 The site lies within an established residential area, and the proposed development would add one further house into the neighbourhood. The addition of a single house is not considered likely to have a significant adverse impact on the character of the area or the residential amenity of neighbouring properties. The proposed separation distances are consistent with the existing development pattern and are considered appropriate for the suburban character of the locality.

Access and Infrastructure

8.23 Representations raised concerns regarding the suitability, use and maintenance of the existing private access road, road safety, parking provision, servicing, and drainage arrangements.

8.24 Vehicular access to the proposed site is taken from an existing private access road which connects to Caulfield Road North (U1058) public road. The private access road currently services 5no. houses and is established for residential use.

8.25 Transport Planning reviewed traffic conditions, including recorded vehicle speeds and accident data, and identified no existing road safety concerns. Given the modest scale of development, it is considered that the addition of a single dwelling would not result in a significant increase in traffic generation or have an adverse impact on road safety.

8.26 While dimensioned drawings showing bin storage for collection days, outwith the junction visibility splays have not been provided, Transport Planning is satisfied that these matters can be addressed by condition. A condition is therefore attached requiring the provision of a bin storage area located outwith the visibility splays prior to occupation of the dwelling.

8.27 The Council's 'Roads and Transport Guidelines for New Developments' states that where a private road serves five or more dwellings, it should be upgraded to an adoptable standard. Where this is not feasible, any planning application should

include a Road Maintenance Schedule outlining the maintenance regime for the private track and clearly identifying those responsible for carrying out and funding the maintenance.

8.28 Transport Planning has advised that whilst the addition of this proposed house would increase the number of properties served by the private road to over 5 and would, in principle, trigger the requirement for the private road to be upgraded, they are satisfied that the track is currently in relatively good condition. The applicant has provided information on Title Deeds which confirms that the site benefits from lawful vehicular and pedestrian access rights and that it includes a share of the access roadway from Caulfield Road North. The title deeds clarify maintenance responsibilities and obligations.

8.29 Transport Planning has advised that further development served by the private road is unlikely to be supported without improvements to its width, geometry and the provision of an additional passing place.

8.30 In response to concerns raised about the lack of a turning space, the applicant had provided revised drawings which demonstrate that an in-curtilage turning area can be provided which would allow vehicles to enter and exit in a forward gear. The proposal provides two in-curtilage car parking spaces. This meets Council guidelines and is acceptable. A condition is included to ensure that these two spaces are provided prior to occupation of the house and are retained in perpetuity.

8.31 The proposed house will connect to the public water supply. Surface water drainage will be managed within the boundary of the site. This will need to capable of complying with SEPAs guidelines and will be considered during the Building Warrant process. The applicant has noted that the surface water drainage arrangement is indicative only and will be subject to further detailed ground investigation works, including percolation testing. A condition is included.

8.32 The site lies within the Settlement Development Area of Inverness and as such there is an expectation that any proposed house will connect to the public sewage system, unless the application can demonstrate that the development is unable to connect to the public sewer for technical or economic reasons. The closest sewage connection is approximately 62m to the northwest along Caulfield Road North. It is considered that this connection is achievable and a condition is attached to ensure that this connection is made prior to first occupation of the house.

8.33 The proposal incorporates Air Source Heat Pumps, positioned on the southwest elevation of the house. Environmental Health has advised that it should be installed in accordance with the noise assessment methodology and criteria within Microgeneration Scheme guidance: - MCS 020 (a) – Air Source Heat Pumps Sound Calculation.

Biodiversity and Landscaping

8.34 Representations refer to the proposed boundary treatments. The submitted plans indicate perimeter fencing shown as a post and wire fence, together with a landscaping scheme comprising native planting native mixed species hedge boundaries, wildflower meadow strip, planting of 17 no. trees and bird boxes.

8.35 It is considered that the proposed native planting would, over time, provide effective natural screening of the site. Existing boundary vegetation is limited and consists primarily of gorse. The proposed landscaping and planting scheme would enhance the appearance of the site and deliver a biodiversity gain through the introduction of native species, tree planting and habitat creation.

8.36 A planning condition is attached requiring the implementation of the landscaping scheme, including long-term establishment and maintenance provisions. As such, the proposed boundary treatments and landscaping arrangements are considered acceptable.

Other material considerations

8.37 Representations raised the issue of flooding and drainage within the area. The site is not identified as being at risk of flooding on SEPA's Future Flood Maps. Matters relating to surface water drainage within the wider area fall within the responsibility of the relevant drainage authority - Scottish Water and/or the Roads Authority - and are not matters that can be addressed through this planning application.

8.38 Concerns were also raised regarding the use of the site by bats. While bats and their roosts are protected under nature conservation legislation, their foraging and flight routes are not afforded the same level of protection. The site does not have any suitable bat roost or habitat. The proposal includes biodiversity enhancements, including native planting, tree planting and bird boxes, which are considered capable of providing ecological benefits.

8.39 Representations suggest that the proposed house may be used as a short term let in the future. This application seeks permission for a house and does not propose use as a short term let. Any future change of use would require separate consideration under the relevant planning and licensing requirements.

Non-material considerations

8.40 The private access road is not adopted and therefore any maintenance, or damage to the track would be for the private parties with an interest in it to address and resolve.

Matters to be secured by Upfront Payment

8.41 All planning applications are assessed against Policy 31: Developer Contributions of the Highland-wide Local Development Plan, and the Developer Contributions Supplementary Guidance (DCSG) (2018). The DCSG requires all scales of residential development to make proportionate contributions towards services and infrastructure in areas of identified need. In order to mitigate the impact of the development on infrastructure and services the following matters require to be secured prior to planning permission being issued:

a) An upfront education payment of £2,095 towards education provision at Smithton Primary School and £1,112 towards Culloden Academy.

8.42 The applicant would have 28 days from the date the Council send the invoice for developer contributions to be paid to make an upfront payment of the developer

contributions set out in this report. Should a payment not be made within 28 days, the application would be refused under delegated powers unless there is written agreement for an extension.

9. CONCLUSION

9.1 The application is for the erection of a house on an infill site in Resaurie, Inverness. The site is located within an established residential area in Inverness.

9.2 The siting, scale and design of the proposal is considered to be appropriate to the location. It is not considered that the development will result in any significantly adverse impact on the character of the area, or on either individual or wider community residential amenity.

9.3 The development raises no unacceptable issues in respect of access, parking, drainage, siting and design or biodiversity, subject to the inclusion of relevant planning conditions.

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

10. IMPLICATIONS

10.1 Resource: Not applicable

10.2 Legal: Not applicable

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

10.4 Climate Change/Carbon Clever: Not applicable

10.5 Risk: Not applicable

10.6 Gaelic: Not applicable

11. RECOMMENDATION

Action required before decision issued	Y
Notification to Scottish Ministers	N
Conclusion of Section 75 Obligation	N
Revocation of previous permission	N

Subject to the above actions, 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 shall commence until full details of a wheelie/kerbside recycling bin storage area, located outwith any visibility splays, shall have been submitted to, and approved in writing by, the Planning Authority. The storage area shall be constructed in accordance with these approved details prior to the first occupation of the development and thereafter maintained in perpetuity.

   Reason: To ensure that suitable provision is made for the storage and collection of waste and recycling bins.

3. Prior to the first occupation of the development hereby approved, 2 car parking spaces and a turning area shall be provided within the application site. Thereafter, all car parking spaces and turning area shall be maintained for this use in perpetuity.

   Reason: In order to ensure that the level of off-street parking is adequate.

4. No development or work shall commence until full details of the windows and doors have been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details.

   Reason: In order to enable the Planning Authority to consider these matters in detail prior to the commencement of development; in the interests of amenity.

5. The air source heat pump shall be installed in accordance with the noise standards within the Microgeneration Scheme guidance - MCS 020 MCS Planning Standards for Permitted Development Installations of Wind Turbines and Air Source Heat Pumps on Domestic Premises.

   Reason: In order to safeguard the amenity of neighbouring properties and occupants.

6. All landscaping works shall be carried out in accordance with the scheme and plans approved as part of this permission. All planting, seeding or turfing as may be comprised in the approved scheme and plans shall be carried out in the first planting and seeding seasons following the commencement of the development, unless otherwise stated in the approved scheme. Any trees or plants which within a period of five years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.

Reason: In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.

7. No development shall commence until full details of all surface water drainage provision within the application site (which shall accord with the principles of Sustainable Urban Drainage Systems (SUDS) and be designed to the standards outlined in Sewers for Scotland Fourth Edition, or any superseding guidance prevailing at the time) have been submitted to, and approved in writing by, the Planning Authority. Thereafter, only the approved details shall be implemented, and all surface water drainage provision shall be completed prior to the first occupation of any of the development.

   Reason: To ensure that surface water drainage is provided timeously and complies with the principles of SUDS; in order to protect the water environment.

8. For the avoidance of doubt, the house shall be connected to the public foul drainage (sewerage) network. Prior to the first occupation of the dwelling hereby approved, the house shall be connected to this network and evidence of the connection shall be submitted to and approved in writing by the Planning Authority before occupation takes place. Thereafter, the dwelling shall remain connected to the public sewerage network unless otherwise agreed in writing by the Planning Authority.

   Reason: To ensure the satisfactory disposal of foul drainage and to protect public health and the water environment in accordance with the Development Plan.

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.

Local Roads Authority Consent

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

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

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

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

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

Mud and Debris on Road

Please note that it 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:	Planning Manager - South
Author:	Julie-Ann Bain
Background Papers:	Documents referred to in report and in case file.
Relevant Plans:	Plan 1 - RS-0355-001 REV C Location/Site Layout
	Plan 2 - RS-0355-003 REV B Proposed Elevation Plan
	Plan 3 - RS-0355-004 REV B General Plan
	Plan 4 - RS-0355-005 REV D Drainage Layout Plan
	Plan 5 - RS-0355-006 REV C Landscaping Plan
	Plan 6 - RS-0355-002 REV A Proposed Floor Plan
	Plan 7 - CTCH-J7092-002 Site Section Plan

Appendix 2

	COMPLETE FOR LEGAL AGREEMENTS AND UPFRONT PAYMENTS				REQUIRED FOR LEGAL AGREMEENTS ONLY				
Type	**Contribution**	**Rate (per house)**	**Rate (per flat)**	**Total Amount*[1]**	**Index Linked[1]**	**Base Date*[2]**	**Payment Trigger*[3]**	**Accounting Dates*[4]**	**Clawback Period*[5]**
Schools[2]									
Primary – Build Costs	Smithton Primary School	£2095.00	£0.00	£2095.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15
Primary – Land Costs	N/A	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15
Secondary – Build Costs	Culloden Academy	£1112.00	£0.00	£1112.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15
Secondary – Land Costs	N/A	£0.00	£0.00	£0.00	No		TOC/CC	Apr/Oct	15
Community Facilities	N/A	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15
Affordable Housing									
On-site provision[3]	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Off-site provision[4]	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Commuted Sum[5]	N/A	N/A	N/A	£0.00	N/A	N/A	Insert specific payment date	N/A	5 Years
Agreement for Delivery Needed	N/A	N/A	N/A	N/A	N/A	N/A	Insert date for submission to Planning Authority	N/A	N/A

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

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

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

[4] As above

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

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

*[1] Adjust total to take account of flat exemptions

*[2] Base Date – Set out in Supplementary Guidance on Developer Contributions

*[3] TOC/CC – The earlier of the issue of either a temporary occupation certificate or a completion certificate – or specify alternative time if appropriate

*[4] Accounting dates - 1 April and 1 October each year of development (if the contribution is to be paid on a basis other than related to units completed in the preceding 6 months (e.g. lump sum on a specific date) then indicate this instead of the Apr/Oct payment dates)

*[5] Clawback – 15 years for Major development; 20 years for Local development

UK Planning Maps

Spillwood, Resaurie, Inverness, IV2 7NH

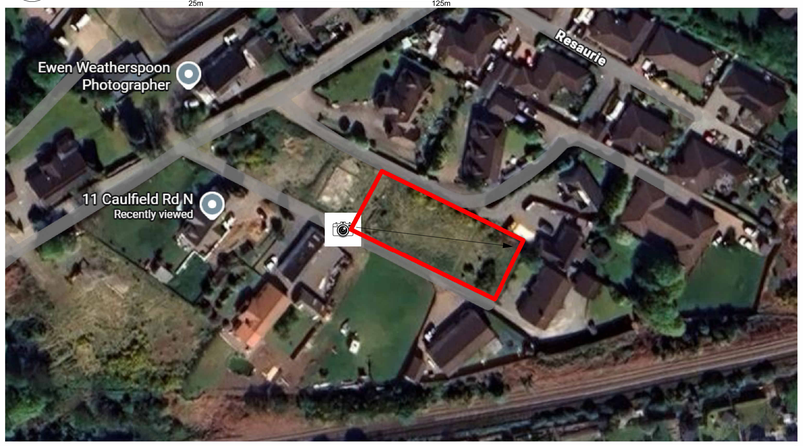


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Ordnance Survey Licensed Mapping

1 Location Plan

1 : 1250





Plot as viewed from West to East



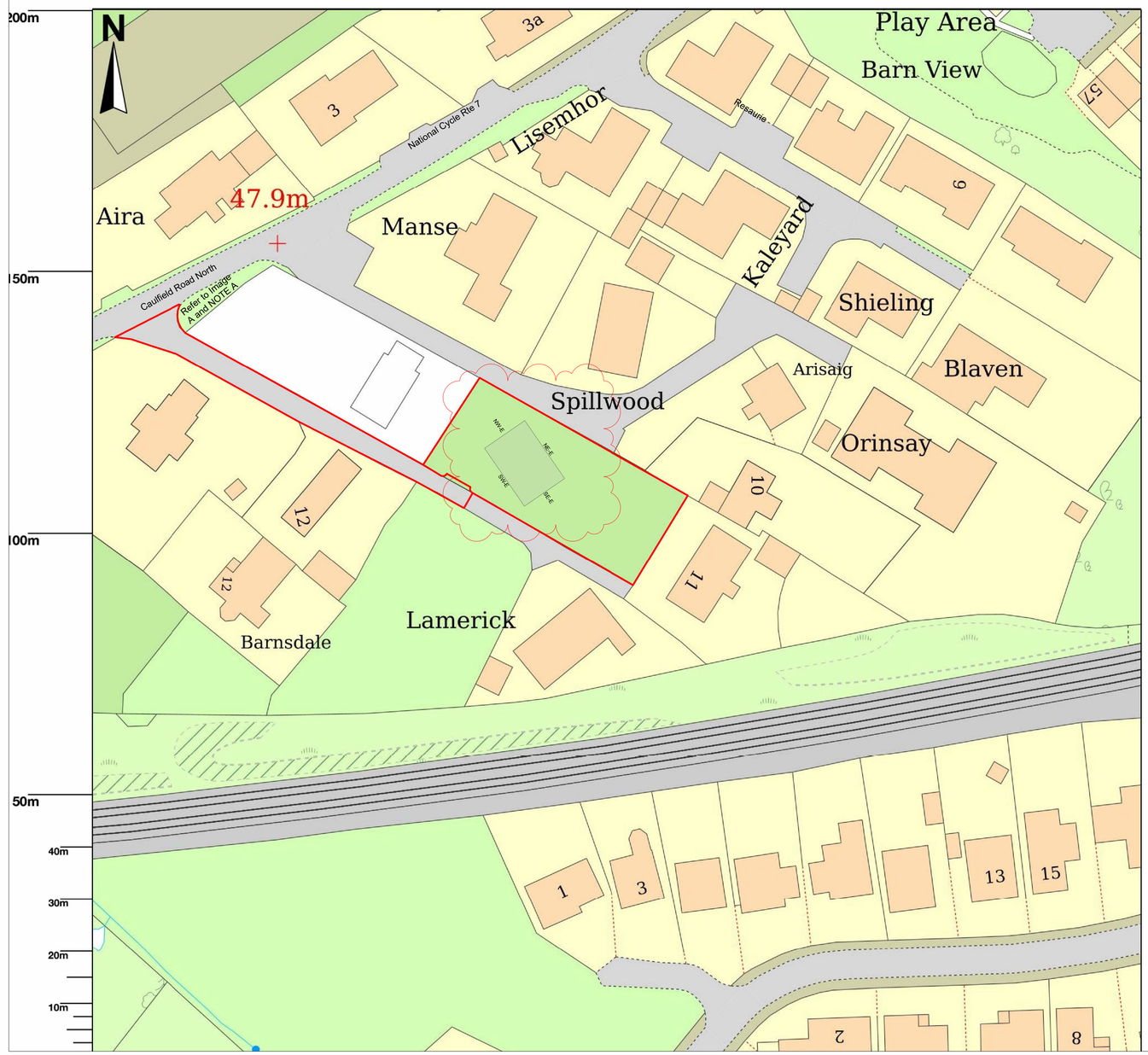
PROPOSED BIN PRESENTATION AREA:
The applicant shall provide a levelled and formalised roadside bin presentation area adjacent to the private access road. The area will be improved to provide a safe, accessible and convenient location for the presentation and collection of domestic waste and recycling bins, ensuring bins are positioned clear of the carriageway and do not obstruct vehicular or pedestrian movement. The revised drawings will also show an improved passing place, enhanced vehicle manoeuvring arrangements and clarification of the established access route, including the yellow shaded Area B identified on the title plan, which forms part of the shared access network serving the site. Access rights and ongoing maintenance responsibilities for the shared access road are established through the title documentation.

EXISTING ACCESS ARRANGEMENTS AND VISIBILITY
The applicant notes the request for visibility splays to be illustrated at the junction between the private access track and Caulfield Road North. It is important to note that the proposal does not involve the creation of a new access or any alteration to the existing junction arrangement. The access is long established and currently serves a number of existing residential properties.
The Transport Planning Team has confirmed that recorded traffic speeds on Caulfield Road North are below 15mph, that no injury accidents have been recorded at this location and that there are no existing road safety concerns associated with the access. Furthermore, the Transport Planning Team concludes that the addition of a single dwelling is unlikely to result in a significant increase in vehicular traffic.
In these circumstances, the applicant considers that the existing access has demonstrated its functionality and safety through long-established use.

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Spillwood, Resaurie, Inverness, IV2 7NH



2 Site Plan

1 : 500

Denotes Applicant Site

REV NOTE B
- House reoriented on plot
- Improvements to road side bin collection area proposed

REV	DESCRITPTION	DATE
A	Refer to REV note A	21/05/2026
B	Red Line Boundary Updated	27/05/2026
C	Refer to REV NOTE B	09/07/2026

ALL DIMENSIONS MUST BE VERIFIED ON SITE BY THE CONTRACTOR PRIOR TO THE PREPARATION OF SHOP DRAWINGS, CONSTRUCTION DRAWINGS OR FABRICATION OF COMPONENTS. THE CONTRACTOR IS RESPONSIBLE FOR SETTING OUT THE PROJECT AND IDENTIFYING ANY DIMENSIONAL DISCREPANCIES OR CLASHES WITH EXISTING BUILDING ELEMENTS BEFORE COMMENCING CONSTRUCTION. THIS DRAWING MUST NOT BE SCALED. ANY DISCREPANCIES OR CONFLICTS ARE TO BE IMMEDIATELY REPORTED TO THE DESIGNER. COPYRIGHT OF DESIGN AND DRAWING IS RESERVED BY RED SIX ARCHITECTURE LTD.

STATUS
Planning Appication

PROJECT NAME
Erection of New Dwelling - A Frame

SHEET NAME
Location and Site Plan

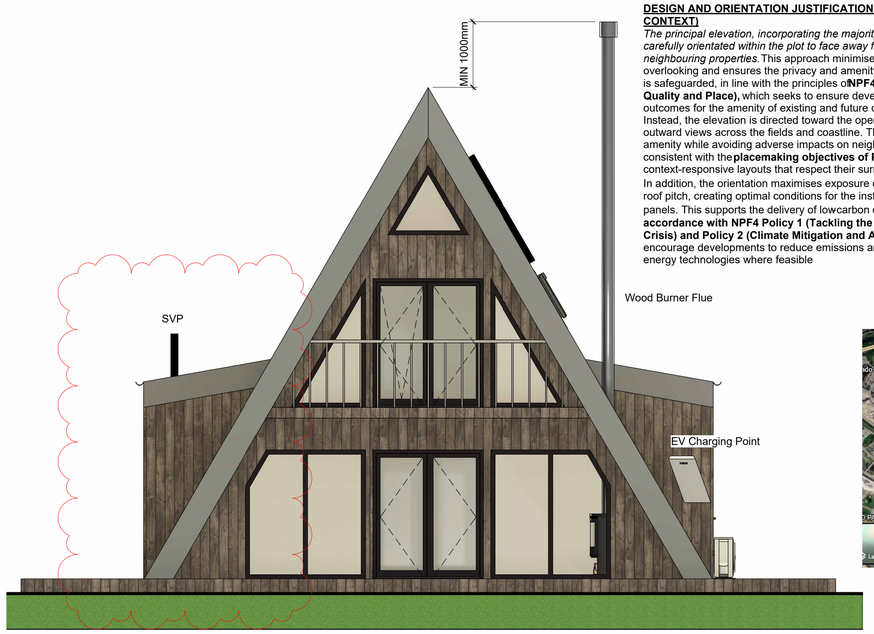
CLIENT
John Mcnally

DRAWN BY	DATE
S Russell	02/05/2026
SCALE (@ A1)	PROJECT NUMBER
As indicated	355
DRAWING NUMBER	REV
RS-0355-001	C

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DESIGN AND ORIENTATION JUSTIFICATION (WITH POLICY CONTEXT)

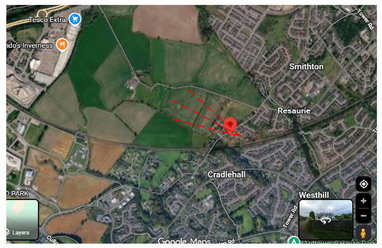
The principal elevation, incorporating the majority of glazing, has been carefully orientated within the plot to face away from adjacent neighbouring properties. This approach minimises opportunities for overlooking and ensures the privacy and amenity of surrounding dwellings is safeguarded, in line with the principles of **NPF4 Policy 14 (Design, Quality and Place),** which seeks to ensure developments deliver positive outcomes for the amenity of existing and future occupants.

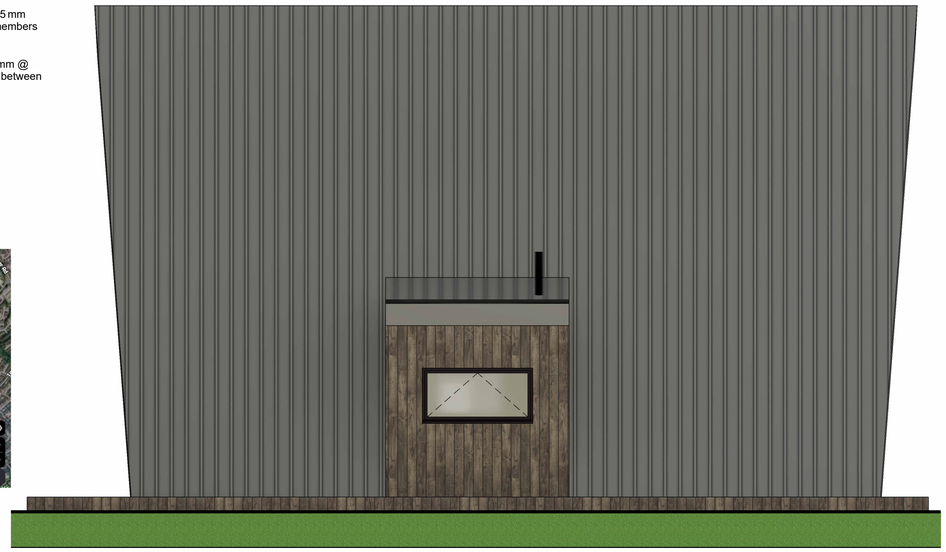
Instead, the elevation is directed toward the open countryside, providing outward views across the fields and coastline. This enhances residential amenity while avoiding adverse impacts on neighbouring properties, consistent with the **placemaking objectives of Policy 14** which promotes context-responsive layouts that respect their surroundings.

In addition, the orientation maximises exposure of the southwest facing roof pitch, creating optimal conditions for the installation of solar/PV panels. This supports the delivery of lowcarbon development **in accordance with NPF4 Policy 1 (Tackling the Climate and Nature Crisis) and Policy 2 (Climate Mitigation and Adaptation),** which encourage developments to reduce emissions and incorporate renewable energy technologies where feasible

ROOF BUILD-UP (OUTSIDE → INSIDE) 410MM

1. **Ruukki Classic C metal roofing** – 32 mm
2. **Timber roof battens** 32 × 100 mm @ 300 mm c/c – 32 mm
3. **Counter battens** / distance lath 30 × 45 mm – 30 mm
4. **Breathable roofing underlay**
5. **Primary structural frame** 45 × 245 mm with 250mm insulation between members
6. **OSB sheathing** – 12 mm
7. **Vapour control layer**
8. **Internal service battens** 45 × 45 mm @ 400 mm c/c with 50 mm insulation between battens
9. Internal lining / finish– 14 mm





1 North West Elevation
1 : 50





BIRD ENHANCEMENT (SWIFT PROVISION / ALTERNATIVE MEASURES)

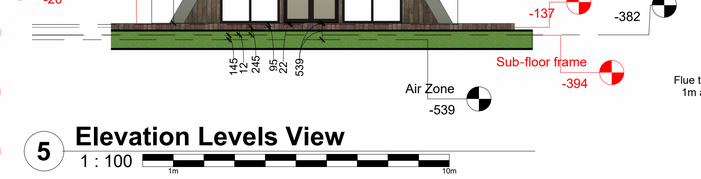
Due to the form of construction and the building typology, the incorporation of integral swift bricks is not considered appropriate in this instance. The proposed construction method does not readily accommodate integrated nesting units without creating potential risks in relation to weathering integrity, long-term maintenance, and overall building performance.

In lieu of integral swift bricks, it is proposed that a minimum of two (2) purpose-designed external swift nest boxes (or equivalent bird nesting boxes suitable for swifts or small passerines) are installed. **These shall be:**

- Located at a high level (ideally≥5.0 m above ground where practicable);
- Positioned to provide a clear and unobstructed flight path;
- Sited away from external lighting and areas of regular disturbance; and
- Fixed in accordance with manufacturer guidance to ensure durability and ease of maintenance.

This approach provides a proportionate and practical biodiversity enhancement, consistent with the principles of NPF4 and NatureScot guidance, while ensuring the long-term safety, functionality, and maintainability of the building.

3 South East Elevation
1 : 50



5 Elevation Levels View
1 : 100

REV NOTE B GUIDED BY PLANNER COMMENTS

In terms of the design, the following revisions/clarifications are sought:

- On the northeast elevation the double height projecting element should be revised to achieve a better balance with the single-storey projecting element on the southwest elevation. **ACTIONED**
- Please confirm the proposed material and finish of the primary diagonal rafters for the A-frame. **THESE ARE TO BE TIMBER FINISHED WITH METAL FASCIA TO MATCH ROOF COVERING**
- Please confirm the proposed colour/finish of the natural timber cladding. A darker finish would be preferred. **ACTIONED NATURAL TIMBER WITH DARK STAIN**
- Black is considered an appropriate colour for the doors and windows, with timber being the preferred material. **WE RESPECTIVELY REQUEST TO USE PVC BUT WITH A WOOD EFFECT VENEER FINISH**

2 North East Elevation
1 : 50



4 South West Elevation
1 : 50

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REV	DESCRITPTION	DATE
A	as clouded and noted	09/07/2026
B	Refer to Rev Note B	14/10/2026

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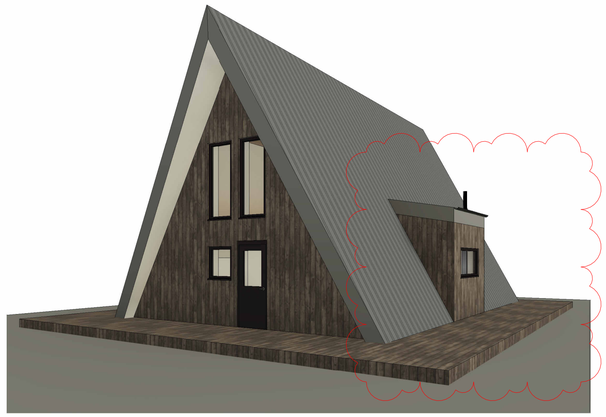
STATUS
Pre-Application Advice

PROJECT NAME
Erection of New Dwelling - A Frame

SHEET NAME
Elevations as Proposed

CLIENT
John Mcnally

DRAWN BY	DATE
S Russell	02/02/2026
SCALE (@ A1) As indicated	PROJECT NUMBER 355
DRAWING NUMBER RS-0355-003	REV B



1 **3D View 1**



2 **3D View 2**



3 **3D View 3**

PLOT SUMMERY
Plot at Resaurie, Inverness (IV2 7NH):
An elevated, de-crofted residential plot extending to approximately 0.228 acres (≈ 922.7 m² / 0.0923 ha) within an established residential area off Caulfield Road North, offering partial views to the Moray Firth. The plot is un-serviced, with services believed to be nearby, and there is no current planning permission. Access and connections can be secured by standard servitude provisions where required.

Type: De-crofted house plot (elevated site) within an established residential area at Resaurie, Inverness.
Status: No planning permission currently in place; being sold un-serviced (services believed to be nearby).
Area/Size: ~0.228 acres (approximate as stated by the agents/sellers). That converts to ≈ 922.7 m² (0.0923 ha) or ≈ 9,932 ft². (My conversions from the stated acreage.)
Aspect/Setting: Elevated plot with partial views of the Moray Firth; residential context with nearby local services/schools; regular bus service to Inverness.
Access & Services: Sold un-serviced; utilities believed nearby (confirmation still required during due diligence).

DESIGN SUMMERY - AVRAME TRIO 100

The proposed house is an Avrame Trio 100, a large A-frame with double dormers, measuring approximately 10.7 m long × 11.8 m wide, with a ridge height of 8.65 m.
The structure includes two storeys, multiple full-height windows, and two dormers on each side, significantly increasing usable upper-floor space. Floor areas add up to a substantial 110–120 m² internal area depending on final wall thickness.

Important: These are not fixed for planning; orientation, siting, and external material palette will be refined with the planning officer to best fit the site and policy outcomes.

Overall Length (External)
10,691 mm (≈ 10.69 m)
Overall Width
The width is defined by:
1,240 mm + 3,305 mm + 3,305 mm + 1,240 mm = 9,090 mm
Thus:
Overall footprint width: 11,800 mm (≈ 11.8 m)
Building Footprint
Approx. 10.69 m × 11.80 m = 126 m² footprint
Ridge Height
Total ridge height = 8,651 mm (≈ 8.65 m above finished ground level)
Eaves Height
For the A-frame style, the "eaves" are very low; based on the section:
Eaves height ≈ 300 mm above finished floor (A-frame wall begins nearly at floor level)
Dormer Heights
Each dormer side wall height≈ 1,600 mm
Dormer ridge height aligns below main ridge by approx 1.4–1.6 m
Doors
Main external half-glass door: 900 × 2100 mm
Additional external half-glass door (rear): 900 × 2100 mm
Internal doors standard: 800 × 2100 mm
Windows (Ground Floor)
Several 1000 × 2100 mm full-height windows
Two 1955 × 2100 mm windows
One 1800 × 2100 mm window
One 800 × 2100 mm opening
Windows (First Floor)
Velux rooflights:
780 × 1180 mm (top-hung)
Dormer windows:
1212 × 2100 mm (two units)
1800 × 2100 mm central window
Ground Floor
Main open-plan space: 43.0 m²
Secondary room: 11.3 m²
Utility: 4.3 m²
Bathroom/WC: 4.2 m²
Storage: 2.4 m²
Additional small area: 6.0 m²
First Floor
Room 1: 15.5 m²
Room 2: 20.3 m²
Bathroom 4.1 m²

REV NOTE B GUIDED BY PLANNER COMMENTS
In terms of the design, the following revisions/clarifications are sought:
- On the northeast elevation the double height projecting element should be revised to achieve a better balance with the single-storey projecting element on the southwest elevation. **ACTIONED**
- Please confirm the proposed material and finish of the primary diagonal rafters for the A-frame. **THESE ARE TO BE TIMBER FINISHED WITH METAL FASCIA TO MATCH ROOF COVERING**
- Please confirm the proposed colour/finish of the natural timber cladding. A darker finish would be preferred. **ACTIONED NATURAL TIMBER WITH DARK STAIN**
- Black is considered an appropriate colour for the doors and windows, with timber being the preferred material. **WE RESPECTIVELY REQUEST TO USE PVC BUT WITH A WOOD EFFECT VENEER FINISH**

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PLANNING STATEMENT
PROPOSED ERECTION OF ONE DWELLING AT RESAURIE, INVERNESS (IV2 7NH)
Introduction
This Planning Statement accompanies a full planning application for the erection of a single dwellinghouse on a de-crofted plot at Resaurie, Inverness.
The statement demonstrates how the proposal accords with the statutory Development Plan, comprising National Planning Framework 4 (NPF4) and the Highland-wide Local Development Plan (HwLDP), supported by relevant guidance and emerging policy context.
Site and Surroundings
The application site comprises an elevated, de-crofted house plot located within the established residential area of Resaurie, on the eastern edge of Inverness.
The site sits within a cluster of existing dwellings and benefits from:
- Immediate adjacency to established residential development
- Access to nearby services and infrastructure
- A clear relationship with the wider Inverness settlement pattern
- The surrounding area is characterised by a mix of 1.5-2 storey dwellings set within generous plots, with a semi-rural edge-of-settlement character and sits close to a working farm to the South West .

The Proposal
Full planning permission is sought for:
- The erection of a single dwellinghouse (A-frame form with dormers)
- Formation of a vehicular access, driveway, and parking/turning area
- Installation of on-site drainage and servicing infrastructure
- Associated landscaping and boundary treatments

Design Approach
The design has been developed to respond positively to the site and its context:
Scale and massing:
Consistent with surrounding dwellings, with a 1.5-2 storey equivalent form. The A-frame profile reduces perceived mass at lower levels.
Siting and orientation:
Positioned to reflect the established building line and ensure appropriate privacy and amenity relationships with neighbouring properties.
Materials:
A palette of timber cladding and a recessive roof finish is proposed, reflecting the local vernacular and climatic suitability within the Highlands.
Access and parking:
The proposal provides on-site parking and turning for two vehicles, ensuring safe entry and exit in accordance with Highland Council standards.
Landscaping:
Native planting and soft boundary treatments are proposed to integrate the development into its setting while maintaining the open character of the area.
Infrastructure and Servicing
The development will be fully serviced in accordance with technical requirements:
Utilities:
All services will be provided underground, with EV charging provision included within the site.
Environmental and Sustainability Measures
The proposal adopts a fabric-first, low-carbon design approach, aligned with NPF4 policies:
- High-performance insulation and airtightness
- Triple-glazed openings
- Compact building form to reduce heat loss
- Integration of air source heat pump (ASHP)
- Provision for roof-mounted solar PV panels (subject to final detailing)

Biodiversity Enhancement
The development incorporates:
- Native planting
- Bird boxes
- Pollinator-friendly garden areas

This ensures a positive biodiversity contribution in line with national policy expectations.
Policy Context and Assessment
National Planning Framework 4 (NPF4)
The proposal accords with the overarching objectives of NPF4, including:
- Policy 9 & 10 – Brownfield, vacant land and housing: The site forms part of an existing settlement pattern and represents appropriate small-scale development.
- Policy 14 – Design, quality and place: The proposal delivers a well-sited, context-responsive dwelling that integrates with its surroundings.
- Policy 2 – Climate mitigation and adaptation: The development incorporates low-carbon design principles and renewable technologies.
- Policy 3 – Biodiversity: Enhancements are included to provide a measurable positive effect.

Highland-wide Local Development Plan (HwLDP)
The proposal aligns with key HwLDP policies, including:
- Policy 28 – Sustainable Design: Demonstrates compatibility with landscape, settlement pattern, and infrastructure capacity.
- Policy 29 – Design Quality and Place-making: Reflects local character and provides a high-quality residential environment.
- Policy 34 – Settlement Development Areas / Housing in the Countryside: The site relates directly to existing development and is considered infill/rounding-off, not isolated countryside development.

Emerging Highland Local Development Plan (HLDP)
While at an emerging stage, the proposal reflects the plan's direction of travel by:
- Supporting place-based development
- Reinforcing existing settlement patterns
- Delivering sustainable, small-scale housing

Planning Considerations
Settlement Pattern
The site sits within an established cluster of development at Resaurie and represents logical infill/rounding-off, reinforcing the existing built form.
Amenity
The siting, scale, and orientation ensure:
- No unacceptable overlooking
- Adequate separation distances
- Protection of residential amenity

Transport and Access
Safe access and on-site turning are provided, allowing vehicles to enter and exit in a forward gear.
Drainage and Infrastructure
A full servicing strategy will be implemented in accordance with Highland Council and statutory consultee requirements.
Constraints
No known constraints (e.g. flood risk, heritage assets, or contamination) affect the developability of the site. Any matters arising will be addressed through conditions if required.
Conclusion
This application seeks full planning permission for a single dwellinghouse within the established settlement context of Resaurie.
The proposal:
- Represents appropriate infill/rounding-off development
- Integrates with the existing settlement pattern
- Delivers a high-quality, sustainable dwelling
- Complies with NPF4 and HwLDP policy requirements

Overall, the development is considered acceptable in principle and in detail, and planning permission is respectfully sought.

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REV	DESCRITPTION	DATE
A	visuals removed for clarity	10/07/2026
B	Refer to Rev Note B	14/10/2026

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STATUS
Planning Application

PROJECT NAME
Erection of New Dwelling - A Frame

SHEET NAME
Supporting Information

CLIENT
John Mcnally

DRAWN BY	DATE
S Russell	06/05/2026
SCALE (@ A1)	**PROJECT NUMBER**
	355
DRAWING NUMBER	**REV**
RS-0355-004	B

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An application will be made to Scottish Water at the appropriate time for a mains water supply connection subject to capacity. Should this be deemed unsuitable then the client will investigate private water supply options.

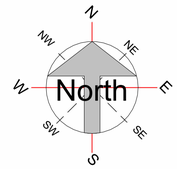
1 Drainage Plan

1 : 100

1m 10m

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DRAINAGE STRATEGY– FOUL AND SURFACE WATER

The drainage arrangements shown at this stage are indicative only and are intended to demonstrate the principles of the proposed drainage strategy.

As identified on Caintec drawing CTCH-J7092-001, existing Scottish Water infrastructure has been identified closer to the proposed development than previously anticipated. The drainage strategy will therefore seek to connect the development to the existing Scottish Water network, subject to confirmation of the location and nature of the existing infrastructure, available network capacity and approval by Scottish Water.

Further investigation will be required to establish whether the identified infrastructure comprises a combined sewer system or whether separate foul and surface water networks are available. This will inform the final drainage strategy, particularly in relation to surface water, with any proposed discharge to the public network being subject to Scottish Water requirements and approval.

Should a connection for surface water to the Scottish Water network not be available or acceptable, an appropriate on-site surface water drainage solution incorporating sustainable drainage measures (SuDS) will be developed.

The final foul and surface water drainage design, including connection points, pipe routes, layouts, sizing, attenuation and discharge arrangements, will be developed at the technical design stage, following confirmation of the existing infrastructure, assessment of network capacity and consultation with Scottish Water.

All drainage infrastructure will be designed by a suitably qualified specialist and in accordance with current best practice, Scottish Building Standards, relevant SEPA requirements and the requirements of Scottish Water, as applicable.





Possible drainage connection Point

"Where that Extra Mile comes as Standard"

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REV	DESCRITPTION	DATE
A	Refer to REV note A	21/05/2026
B	Boundary changes	30/05/2026
C	as clouded	10/07/2026
D	As per planners comments	16/10/26

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Denotes Applicant Site

Surface Water

Foul water

REV NOTE A
Red line boundary updated as per planner comment - "***Please amend the red line boundary on all plans to include the access from the public road***"

STATUS
Planning Appication

PROJECT NAME
Erection of New Dwelling - A Frame

SHEET NAME
Drainage as Proposed

CLIENT
John Mcnally

DRAWN BY	DATE
S Russell	07/05/2026
SCALE (@ A1) 1 : 100	**PROJECT NUMBER** 355
DRAWING NUMBER RS-0355-005	**REV** D



1 Landscaping Plan

1 : 100

1m 10m



Deer Fence



Existing Entrance to be expanded and Bellmouth formed

BIODIVERSITY AND BOUNDARY PLANTING

The photographs submitted by objectors indicate that the existing boundary vegetation is largely comprised of an established gorse-dominated scrub hedge with areas of bramble, coarse grasses and scattered self-seeded woody vegetation. Whilst this vegetation provides some screening and habitat value, it is relatively species-poor and is predominantly comprised of common early successional species. The vegetation does not include any invasive non-native species, however neither does it comprise a diverse native hedgerow habitat.

The proposed development will replace sections of the existing boundary treatment with a formally established native mixed species conservation hedge comprising Hawthorn, Blackthorn, Hazel, Field Maple, Dog Rose and Holly. The proposed planting will provide a significantly greater diversity of native species than currently exists and will create a structured habitat resource offering enhanced opportunities for nesting birds, pollinating insects, small mammals and general wildlife movement.

Unlike the existing predominantly gorse-based scrub vegetation, the proposed hedge will deliver:

- Increased native species diversity.
- Improved seasonal flowering and pollinator value.
- Greater berry, nut and seed production for wildlife.
- Enhanced nesting and shelter opportunities.
- Improved long-term habitat connectivity.
- A managed and sustainable landscape feature secured for the lifetime of the development.

The proposed hedge will be established as a double staggered native planting mix and managed under a long-term maintenance regime to ensure successful establishment and ongoing ecological value. The proposal therefore accords with the objectives of NPF4 Policy 3 (Biodiversity) by providing proportionate on-site biodiversity enhancement and is considered to deliver a measurable ecological improvement over the existing boundary vegetation.

BOUNDARY TREATMENT - FENCING

The applicant notes concerns regarding the proposed deer fencing, loss of existing vegetation, privacy and visual impact.***The proposed deer-type fencing is intended as a temporary and visually permeable boundary treatment that allows the site to retain an open rural character whilst providing a secure enclosure during the initial occupation of the dwelling.***
Concerns regarding the replacement of existing boundary vegetation with deer fencing have been raised by neighbouring residents.
The fencing is proposed to facilitate a transitional period during which the applicant's dogs can safely acclimatise to the rural environment, including nearby livestock, agricultural activity and farm machinery. The fence has been specifically selected due to its ***visual permeability,*** ensuring that views through the site are maintained and that the boundary ***treatment does not appear overly suburban or intrusive within the landscape.***
In parallel with the fencing installation, the site boundaries will be planted with a native species-rich conservation hedge comprising Hawthorn, Blackthorn, Hazel, Field Maple, Dog Rose and Holly. ***Once the hedge has become successfully established and provides effective enclosure and screening, the height of the deer fence will be reduced accordingly, allowing the native planting to become the dominant long-term boundary feature.***
The proposal therefore represents a transition from a largely unmanaged gorse-dominated scrub boundary to a managed, species-rich native hedgerow designed to provide enhanced opportunities for birds, pollinators and wider wildlife. The long-term objective is the establishment of a robust native boundary habitat delivering biodiversity enhancement, visual amenity benefits and improved integration with the surrounding rural landscape, in accordance with NPF4 Policy 3 (Biodiversity).
Provision will be made for the ongoing maintenance and future management of both the hedge and fence to ensure successful establishment and long-term ecological benefit.

NOTE A - PLOT PERIMETER FENCING BOUNDARY TREATMENT

A deer-type fence shall be installed to all site boundaries to provide a secure enclosure whilst maintaining visual permeability across the site. The fence shall be designed to an appropriate height, with specification and alignment to be submitted for approval prior to installation.
The use of a visually permeable deer fence is proposed to allow a temporary acclimatisation period for the applicants dogs, who are relocating from a residential environment to a rural setting adjacent to agricultural land. This arrangement will enable appropriate monitoring and training during initial occupation, ensuring the dogs become accustomed to nearby farm machinery, livestock, and associated rural activities.
Following installation, native planting shall be introduced along the boundaries to provide natural screening. Once this planting has satisfactorily established and matured, the height of the deer fence shall be reduced accordingly, ensuring a softer long-term boundary treatment that integrates with the surrounding rural character.
Provision shall also be made for ongoing maintenance and future renewal of the boundary treatment.

NOTE B - ACCESS, DRAINAGE & PARKING NOTE (NEW DWELLING– HIGHLAND COUNCIL)
ACCESS
Access designed in accordance with Highland Councils Roads and Transport Guidelines for New Developments (RTGND).
Minimum driveway width of 3.0m, consistent with local driveway requirements.
Maximum driveway gradient not steeper than 1 in 12.
Visibility splays provided and maintained free from obstruction, as required by the Roads Planning Service.
DRAINAGE (SuDS)
Driveway construction will use permeable surfacing or be shaped to ensure drainage remains within the site boundary.
No surface water will be discharged onto the public road or pavement, in accordance with Scottish drainage rules.
SuDS measures (e.g., permeable materials, falls directing runoff internally.
PARKING PROVISION
Parking provided in accordance with Highland Councils residential development expectations
Two on-plot parking spaces included, appropriate for a new dwelling.
Each space is sized to 5.0m × 2.5m, meeting the standard Scottish residential parking dimensions.
Manoeuvring space provided to allow safe vehicle operations; turning provided to allow vehicles to enter and exit in forward gear where required by road classification and speed.

NOTE C - BIODIVERSITY ENHANCEMENT - WILDFLOWER MEADOW
Wildflower Meadow AS SHOWN ON PLAN
INDICATIVE SEED MIX (SELECT TO SUIT LOCAL CONDITIONS AND AVAILABILITY):

- Birds-foot trefoil (Lotus corniculatus)
- Oxeye daisy (Leucanthemum vulgare)
- Red clover (Trifolium pratense)
- Yellow rattle (Rhinanthus minor)
- Common knapweed (Centaurea nigra)

ESTABLISHMENT & MANAGEMENT:
Prepare and sow in an appropriate season (spring or autumn)
Year 1: cut to 5–7 cm whenever growth reaches ~10–20 cm; remove arisings.
Years 2+: cut once in late July/early August and again in early autumn if needed; remove arisings.
MAINTENANCE & RESPONSIBILITY
All biodiversity features (meadow and swift bricks) shall be maintained for the lifetime of the development.
The landowner is responsible for care/maintenance of vegetation within the plot, consistent with Highland Council's stated position on landowner responsibility for trees/vegetation.
POLICY BASIS
Measures accord with NPF4 Policy 3 and NatureScot guidance on securing positive effects for biodiversity (local development—proportionate, on-site enhancements with long-term management).

NOTE D – BIODIVERSITY ENHANCEMENT – CONSERVATION HEDGE
Conservation Hedge AS SHOWN ON PLAN
Boundary planting shall be provided in the form of a native mixed species conservation hedge along the site boundaries. ***The hedge shall be designed to establish a dense, species-rich habitat and managed to achieve a typical mature height of approximately 1.8– 2.0 m, ensuring both biodiversity enhancement and appropriate boundary definition.***
Indicative planting mix (native species, selected to suit local conditions):
• Hawthorn (Crataegus monogyna)
• Blackthorn (Prunus spinosa)
• Hazel (Corylus avellana)
• Field maple (Acer campestre)
• Dog rose (Rosa canina)
• Holly (Ilex aquifolium) (interspersed for evergreen structure)
Establishment & Management:
Planted as a double staggered row at approx. 5 plants per linear metre
Protected as required (e.g. guards) during establishment
Allowed to establish with minimal cutting in first 2–3 years
Thereafter maintained through periodic trimming on a rotational basis to promote dense growth and flowering
Managed long-term to maintain height around 2.0m
Maintenance & Responsibility
All biodiversity features, including boundary planting, shall be maintained for the lifetime of the development. The landowner shall be responsible for ongoing care and management of vegetation within the plot, consistent with Highland Council's position on landowner responsibility for trees and planting.
Policy Basis
The proposed measures accord with NPF4 Policy 3 (Biodiversity) and NatureScot guidance, delivering proportionate on-site enhancement through native planting with long-term ecological management.

NOTE E– BIODIVERSITY ENHANCEMENT – TREE PLANTING & BIRD PROVISION
A total of 17 No. native trees shall be planted within the site to provide biodiversity enhancement and landscape integration. Planting shall comprise a mix of locally appropriate native species, including:

Silver birch (Betula pendula)
Downy birch (Betula pubescens)
Rowan (Sorbus aucuparia)
Scots pine (Pinus sylvestris)
Hawthorn (Crataegus monogyna)
Oak (Quercus robur) (where space allows)

A small wooded cluster of trees shall be established within the site to create a concentrated habitat area and visual grouping, with the remaining trees planted sporadically across the plot to reinforce naturalistic character and habitat connectivity.
In addition, 2 No. swift boxes shall be installed at high level on the dwelling (or suitable structure), positioned to provide a clear flight path and away from external lighting.
Further bird enhancement measures shall include the provision of:

2 No. open-fronted nest boxes (Robin type, e.g. Schwegler 2H or similar) located in sheltered, vegetated areas;
2 No. open-fronted nest boxes for Blackbirds, positioned approximately 1-2 m above ground level within dense planting.

These measures are intended to support common garden and woodland bird species such as robins and blackbirds. While protected species such as golden eagle, hen harrier, red kite and capercaillie are present within Scotland, the scale and nature of the site limits suitability for these species; therefore, enhancements are appropriately targeted toward small passerine birds likely to utilise the site.
Maintenance & Responsibility
All planting and biodiversity features shall be retained and maintained for the lifetime of the development. Any failures within the first 5 years shall be replaced on a like-for-like basis. The landowner shall be responsible for ongoing maintenance of all trees and planting within the site.
Policy Basis
The proposals accord with NPF4 Policy 3 (Biodiversity) and NatureScot guidance, delivering proportionate, site-appropriate enhancements through native tree planting and bird box provision, contributing to positive effects for biodiversity

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REV	DESCRITPTION	DATE
A	Refer to REV note A	21/05/2026
B	Parking Shown	30/05/2026
C	as clouded	09/07/2026

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Denotes Applicant Site

REV NOTE A
Red line boundary updated as per planner comment - "***Please amend the red line boundary on all plans to include the access from the public road"***

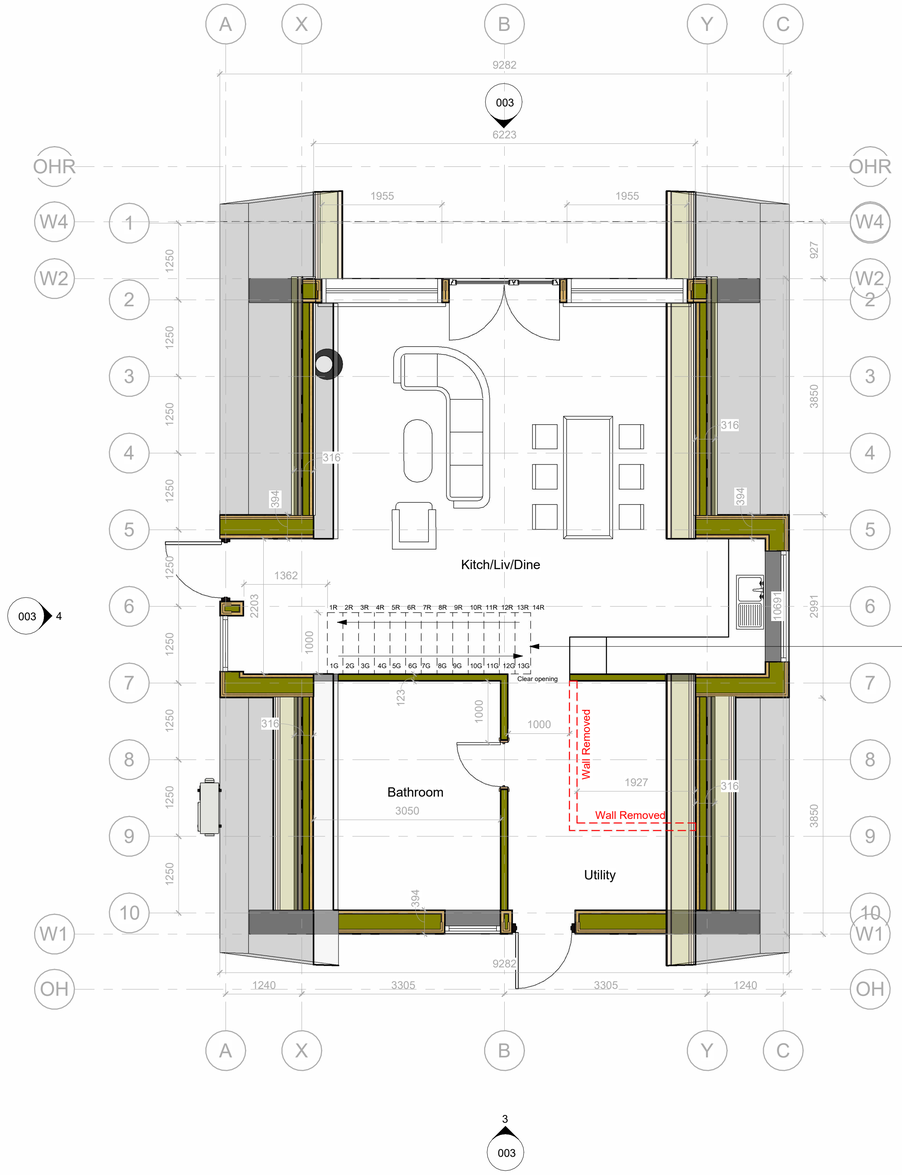
STATUS
Planning Appication

PROJECT NAME
Erection of New Dwelling - A Frame

SHEET NAME
Landscaping as Proposed

CLIENT
John Mcnally

DRAWN BY	DATE
S Russell	07/05/2026
SCALE (@ A1) 1 : 100	PROJECT NUMBER 355
DRAWING NUMBER RS-0355-006	REV C



FLOOR BUILD-UP (FFL TO AIR ZONE) 540MM

1. **Floor finish – 20 mm**
2. **OSB flooring – 22 mm**
3. **Timber battens 45× 95 mm @** 600 mm c/c with 100 mm insulation between battens
4. **Vapour control layer**
5. **Primary floor frame** 45 × 245 mm with 250 mm insulation
6. **OSB sheathing – 12 mm**
7. **Rodent mesh**
8. **Sub-floor support frame** 45 × 145 mm
9. **Ventilated sub-floor airspace** – minimum 300 mm

2 003

Provide minimum 2.0 m clear headroom beneath stair at door location (measured vertically from floor to stair soffit). Door positioned beyond 10th riser

WALL BUILD-UP = 394MM (EXTERNAL WALL)

- Outside cladding – 18mm
- Batten – 30×45mm (take 30)
- Dist. lath – 30×45mm (take 30)
- Breathable underlay– (membrane, negligible thickness)
- Structural frame – 45×245mm (take 245)(insulation within)
- OSB – 12mm
- Vapour barrier – (membrane, negligible thickness)
- Service battens – 45×45mm (take 45) (insulation within)
- Internal finishing– 14mm

Total (excluding membranes): 18 + 30 + 30 + 245 + 12 + 45 + 14 = **394 mm**

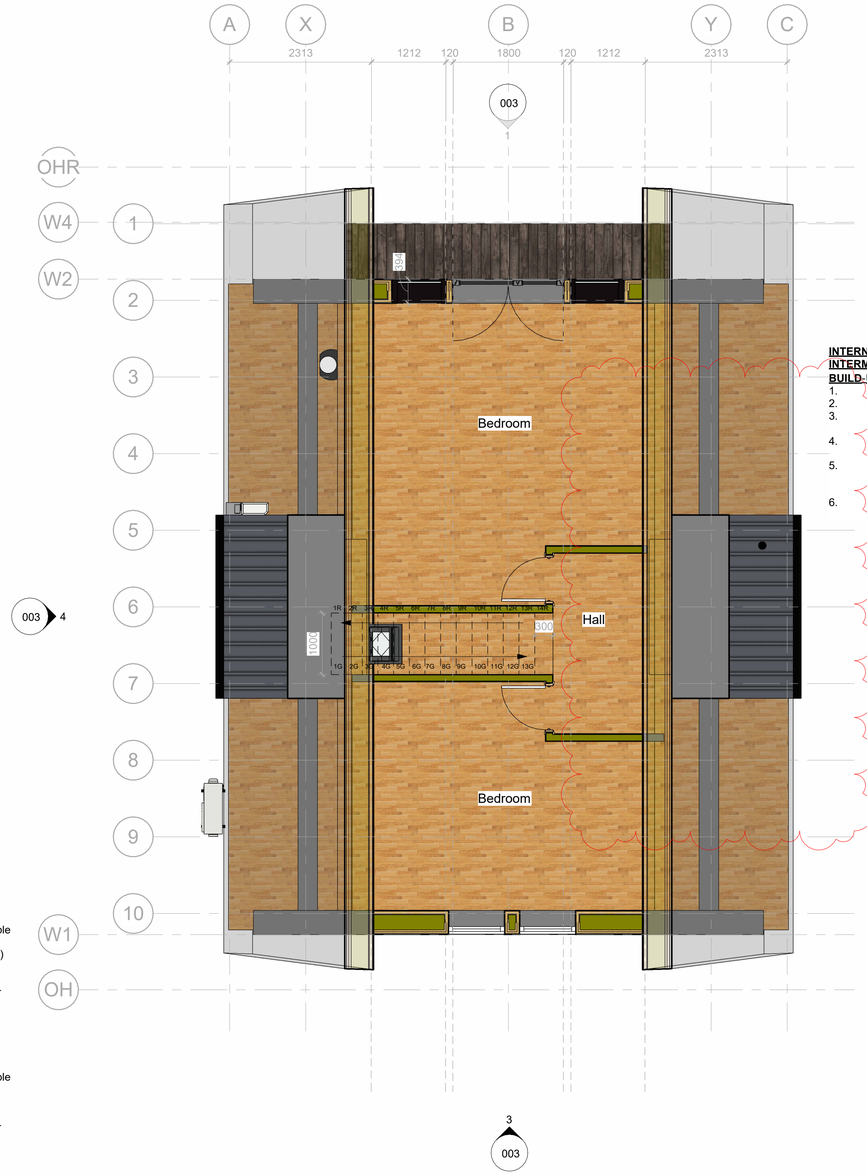
WALL BUILD-UP = 316MM (INTERNAL LINING / WALL BUILD-UP SHOWN)

- Interior finishing– 14mm
- Batten – 45×45mm (take 45)(with 50 mm insulation between)
- Vapour barrier – (membrane, negligible thickness)
- OSB – 12mm
- Frame – 45×245mm (take 245)

Total (excluding membranes): 14 + 45 + 12 + 245 = **316 mm**

1 Ground Floor Plan Proposed

1 : 50



INTERNAL FLOOR / INTERMEDIATE FLOOR BUILD-UP (TOP → BOTTOM)

1. **Floor finish** – 20 mm
2. **OSB flooring** – 22 mm
3. **Primary structural frame** 45 × 220 mm – with 200 mm insulation between members
4. **Service battens** 21 × 45 mm @ 400 mm c/c
5. Internal lining / finish– 14 mm

2 First Floor Plan Proposed

1 : 50

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REV NOTE A GUIDED BY PLANNER COMMENTS

In terms of the design, the following revisions/clarifications are sought:

- On the northeast elevation the double height projecting element should be revised to achieve a better balance with the single-storey projecting element on the southwest elevation. **ACTIONED**
- Please confirm the proposed material and finish of the primary diagonal rafters for the A-frame. **THESE ARE TO BE TIMBER FINISHED WITH METAL FASCIA TO MATCH ROOF COVERING**
- Please confirm the proposed colour/finish of the natural timber cladding. A darker finish would be preferred. **ACTIONED NATURAL TIMBER WITH DARK STAIN**
- Black is considered an appropriate colour for the doors and windows, with timber being the preferred material. **WE RESPECTIVELY REQUEST TO USE PVC BUT WITH A WOOD EFFECT VENEER FINISH**

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REV	DESCRIPTION	DATE
A	Refer to Rev Note A	14/10/2026

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Numbered grid lines refer to Roof Joist layout and provided for context

STATUS

Planning Application

PROJECT NAME

Erection of New Dwelling - A Frame

SHEET NAME

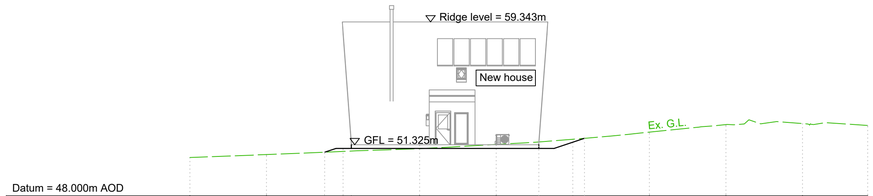
Plans as Proposed

CLIENT

John Mcnally

DRAWN BY	DATE
S Russell	05/05/2026
SCALE (@ A1) 1 : 50	PROJECT NUMBER 355
DRAWING NUMBER RS-0355-002	REV A



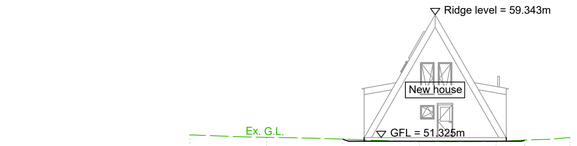


Datum = 48.000m AOD

Existing Ground Levels (m)	50.494	50.689	50.839	50.891	51.073	51.347	51.507	51.746	52.151	52.644	52.709	52.586
Proposed Levels (m)			50.839	51.325	51.325	51.325	51.325	51.746				
Chainages (m)	0.000	5.000	8.798	10.538	15.000	20.000	22.782	25.763	30.000	35.000	40.000	44.256

SECTION A-A THROUGH PROPOSED DWELLING

(Scale: Horizontal 1:200, Vertical 1:200)



Datum = 48.000m AOD

Existing Ground Levels (m)	51.499	51.341	51.222	51.065	51.070	51.158	51.330	
Proposed Levels (m)			51.222	51.325	51.325	51.158		
Chainages (m)	0.000	5.000	9.964	15.000	20.000	21.872	24.815	

SECTION B-B THROUGH PROPOSED DWELLING

(Scale: Horizontal 1:200, Vertical 1:200)

NOTES:-

1. Refer to Caintech Ltd. drawing J7092-001 for the topographical survey plan.

2. All levels shown are relative to Ordnance Datum.

Site Layout:

House Plot at Resaurie, Inverness

Site Sections

LAND & BUILDING SURVEYING
SETTING OUT ENGINEERS
CIVIL ENGINEERING DESIGN
LASER SCANNING SERVICES
HYDROGRAPHIC SURVEYING
VOLUMETRIC SURVEYING
DIMENSIONAL CONTROL SURVEYING
AUTOCAD DRAUGHTING SERVICES

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TORE
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Tel: 01463 811400

INVERNESS OFFICE
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ETIVE HOUSE
BEECHWOOD BUSINESS PARK
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Client:

Mr J. McNally

Drawn By:	Checked By:	Surveyed By	Surveyed Date:
KGT	GCN	ZC	08/10/2026

Drawing Status:

- [x] PLANNING
- [ ] FOR APPROVAL
- [ ] WARRANT
- [ ] CONSTRUCTION

Drawing Date: 19/10/2026

Drawing Scale: 1:250 & As noted @ A1

Drawing No: CTCH-J7092-002

- Levels are in metres and are to Ordnance Datum.
- Co-ordinates are to National Grid. (GPS Network)

Our Job Ref: J7092

Rev:

A1 Do Not Scale (If in Doubt Ask)

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