

Weekly Building Warrant Applications List



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North, West And Central Sutherland

Ward-01

Ref Number	20/00325/DOM4/E	Application Type	Domestic Existing Building	
Date Received	15/09/2026	Grid Reference	247310	960193
Description of Works	Renovation of existing cottage including all engineering and landscape works and upgrading of existing access. Parking relocated, sewage treatment plant relocated, fenestration incl. dormers altered and patio to west of building provided. - AMENDMENT - Removal of garden shed from warrant. Shed will not be built at this time as part of this building warrant			
Location of Works	Keepers Cottage, Hope, Strathmore, Lairg, IV27 4UJ,			
Applicant Name	Braesgill Ltd C/o Wildland Ltd			
Case Officer	Lois Chambers 01408 635273 lois.macmillan@highland.gov.uk			

Ref Number	23/01314/DOM2/A	Application Type	Domestic New Build (other)	
Date Received	16/09/2026	Grid Reference	290103	960546
Description of Works	Erect house and detached garage - AMENDMENT - Remove Solar PV panels, revise Bathroom layout (relocate bath, sink and WC), revise Ground Floor En-suite layout (swap WC and sink), separate stair window and rooflight, delete Vestibule to boot room door, delete woodburning stove, add window to garage and air test result: 2.57			
Location of Works	Land 260M SE Of Tigh Na Breac, Strath Halladale, Forsinard,			
Applicant Name	Mr Ben Jardine			
Case Officer	Sutherland PBSS Allocator			

Ref Number	26/01268/DOM2	Application Type	Domestic New Build (other)	
Date Received	15/09/2026	Grid Reference	241433	959268
Description of Works	Erection of new boat storage (winter) domestic purposes . No services Electrics on site			
Location of Works	Land 60M SW Of Conmara, Laid, Loch Eriboll, ,			
Applicant Name	Mrs Amanda Maclean			
Case Officer	Caroline Lewis 07552 928267 caroline.lewis@highland.gov.uk			

Thurso And North West Caithness

Ward-02

Ref Number	26/01270/DOM4	Application Type	Domestic Existing Building
Date Received	15/09/2026	Grid Reference	311446 967378
Description of Works	Remove window and fit French door set and make good walls, floor and finishing's		
Location of Works	8 Braemore Place, Thurso, KW14 8QF,		
Applicant Name	Mrs K Bain		
Case Officer	Caithness PBSS Allocator		

Wick And East Caithness

Ward-03

Ref Number	26/01264/NDOM6	Application Type	Non Domestic (Assembly)
Date Received	14/09/2026	Grid Reference	336305 950928
Description of Works	Alterations to amend 3no. narrow WC cubicles into 2no. WC cubicles with improved access, as well as alterations to 2 no. doors to improve circulation.		
Location of Works	Scottish Courts And Tribunals Service, Sheriff Courthouse, Bridge Street, Wick, KW1 4AJ,		
Applicant Name	Scottish Courts And Tribunals Service		
Case Officer	Connor Preston 01408 635257 connor.preston@highland.gov.uk		

Ref Number	26/01277/DOM3	Application Type	Domestic Existing Building
Date Received	17/09/2026	Grid Reference	337227 951075
Description of Works	Erect house extension		
Location of Works	19 Port Dunbar, Wick, KW1 4JJ,		
Applicant Name	Ms Razia Amin		
Case Officer	Caithness PBSS Allocator		

East Sutherland And Edderton

Ward-04

Ref Number	26/00959/DOM4/1	Application Type	Domestic New Build Multi Plot
Date Received	17/09/2026	Grid Reference	273547 889397
Description of Works	Internal alterations and refurbishment to Gardener's & Ardallie Cottages. Works to externals to bring back some original traditional detailing researched from historic images - STAGE 2 - M&E Services / Installation		
Location of Works	Land 100M SW Of North Lodge, Clashmore, ,		
Applicant Name	Skibo Ltd / Carnegie Club		
Case Officer	Sarah Dunnett Sarah.Dunnett2@highland.gov.uk		

Ref Number	26/01259/DOM4	Application Type	Domestic Existing Building
Date Received	13/09/2026	Grid Reference	277554 890399
Description of Works	replace flat roof with pitched roof		
Location of Works	Badenoch, Evelix, Dornoch, IV25 3RD,		
Applicant Name	Mr J DEWAR		
Case Officer	Lois Chambers 01408 635273 lois.macmillan@highland.gov.uk		

Ref Number	26/01271/DOM4	Application Type	Domestic Existing Building
Date Received	15/09/2026	Grid Reference	290028 906275
Description of Works	Repair and/or replace substandard parts of building (floor, walls & roof).		
Location of Works	158 East Clyne, Brora, KW9 6LS,		
Applicant Name	Mr P Timms		
Case Officer	Sutherland PBSS Allocator		

Wester Ross, Strathpeffer And Lochalsh

Ward-05

Ref Number	21/01488/DOM3/B	Application Type	Domestic New Build Multi Plot
Date Received	17/09/2026	Grid Reference	220003 879211
Description of Works	Existing single garage and store to be demolished to provide space for an extension to the dwelling house AMENDMENT - Additional storage room formed in part of original planned bathroom		
Location of Works	Land 190M NE Of Stalker's Cottage, Braemore, Loch Broom, ,		
Applicant Name	Mr Christopher Thomsen		
Case Officer	Ross And Cromarty PBSS Allocat		

Ref Number	26/01273/DOM3	Application Type	Domestic Existing Building
Date Received	16/09/2026	Grid Reference	194674 820260
Description of Works	alterations and extension to the house, and conversion of the attic space		
Location of Works	Tigh An Ault, Aultachruine, Glenshiel, Kyle, IV40 8HN,		
Applicant Name	Mr Ewan Munro		
Case Officer	Roddy MacKinnon 01478 613821 roddy.mackinnon@highland.gov.uk		

Ref Number	26/01278/DOM4	Application Type	Domestic Existing Building
Date Received	17/09/2026	Grid Reference	181199 891439
Description of Works	1) Existing front extension internal alterations, new cladding, new windows and extended roof; 2) Relocation of existing front door; 3) New window opening to rear of existing house; 4) Replace window with door in existing dining area.		
Location of Works	16 Cove, Poolewe, Achnasheen, IV22 2LT,		
Applicant Name	Mrs Ann Nickson		
Case Officer	Ross And Cromarty PBSS Allocat		

Ref Number	26/01279/NDOM5	Application Type	Non Domestic (Residential)
Date Received	18/09/2026	Grid Reference	185003 809269
Description of Works	Conversion of the former tea hut to a holiday accommodation unit, and drainage arrangements to a portable laundry, WC and office cabin and to a log cabin summer house		
Location of Works	Cuillin View, Corran, Arnisdale, Kyle, IV40 8JH,		
Applicant Name	Mrs Lorraine Macleod		
Case Officer	Skye And Lochalsh PBSS Allocat		

Cromarty Firth

Ward-06

Ref Number	25/00480/DOM2/A	Application Type	Domestic New Build Multi Plot	
Date Received	16/09/2026	Grid Reference	260422	865433
Description of Works	Erection of dwelling house and associated works - AMENDMENT -New window, roof lights, and minor internal alterations.			
Location of Works	Drummond Farm, Evanton, ,			
Applicant Name	Mr Alasdair McArthur			
Case Officer	Ross And Cromarty PBSS Allocat			

Tain And Easter Ross

Ward-07

Ref Number	24/00425/DOM3/B	Application Type	Domestic Existing Building	
Date Received	18/09/2026	Grid Reference	292318	882853
Description of Works	The single storey extension to be used as an entrance to the building and a utility room with Toilet and sink - AMENDMENT - Plan layout has been amended and alterations indicated to conform with Building Officers comments			
Location of Works	10 Rockfield, Portmahomack, Tain, IV20 1RF,			
Applicant Name	Mr Adrian Hawley			
Case Officer	Lois Chambers 01408 635273 lois.macmillan@highland.gov.uk			

Dingwall And Seaforth

Ward-08

Ref Number	23/00686/DOM2/A	Application Type	Domestic New Build (other)
Date Received	15/09/2026	Grid Reference	253333 849930
Description of Works	Erection of dwelling house and garage - AMENDMENT - No battery storage or solar panels, internal and external drainage arrangement altered, changes to doors and pass door added to garage		
Location of Works	Plot 10 Blair Of Tarradale, Black Isle Road, Muir Of Ord, ,		
Applicant Name	Mr G. Gittings		
Case Officer	Audrey Hartland 01349 868423 Audrey.Hartland2@highland.gov.uk		

Ref Number	26/01287/DOM1	Application Type	Domestic New Build Multi Plot
Date Received	18/09/2026	Grid Reference	252993 848432
Description of Works	Erection of 49No. dwellings with associated works		
Location of Works	Land 150M West Of, Wyndhill Industrial Estate, Muir Of Ord, ,		
Applicant Name	Ian Elliot Ltd		
Case Officer	Ross And Cromarty PBSS Allocat		

Black Isle

Ward-09

Ref Number	24/00983/DOM4/A	Application Type	Domestic New Build Multi Plot
Date Received	17/09/2026	Grid Reference	264536 848453
Description of Works	Construct retaining wall to create new parking area. AMENDMENT - Slight change in wall and steps location to original warrant. SER issuer confirmed SER still applies and remains valid		
Location of Works	8 Millbank, North Kessock, Inverness, IV1 3XJ,		
Applicant Name	Mr Scott Nicol		
Case Officer	Ben Lawrence 01349 868428 Ben.Lawrence@highland.gov.uk		

Ref Number	26/01272/DOM2	Application Type	Domestic New Build (other)
Date Received	16/09/2026	Grid Reference	279081 866219
Description of Works	Erect Dwelling House		
Location of Works	Land 60M SW Of Kenavara House, Cromarty Mains, Cromarty, ,		
Applicant Name	Mr Nigel Robson		
Case Officer	Ross And Cromarty PBSS Allocat		

Eilean A' Cheò

Ward-10

Ref Number	26/01275/DOM4	Application Type	Domestic Existing Building
Date Received	17/09/2026	Grid Reference	146979 868725
Description of Works	alterations to the house window to from a french door		
Location of Works	Island View Cottage, Glasphein, Staffin, Portree, Isle Of Skye, IV51 9JZ,		
Applicant Name	Mr Graeme Bennett		
Case Officer	Skye And Lochalsh PBSS Allocat		

Ref Number	26/01280/DOM3	Application Type	Domestic Existing Building
Date Received	18/09/2026	Grid Reference	154844 836294
Description of Works	Extension to the cottage		
Location of Works	4 Clachan, Kyle, Isle Of Raasay, IV40 8PB,		
Applicant Name	Mr Neil Perkins		
Case Officer	Skye And Lochalsh PBSS Allocat		

Caol And Mallaig

Ward-11

Ref Number	26/01262/DOM2	Application Type	Domestic New Build (other)	
Date Received	14/09/2026	Grid Reference	213439	778732
Description of Works	Erection of new Garden Games Room			
Location of Works	Torcastle Lodge, Banavie, Fort William, PH33 7PB,			
Applicant Name	Mr & Mrs A Smith			
Case Officer	Lochaber PBSS Allocator			

Aird And Loch Ness

Ward-12

Ref Number	26/01263/DOM3	Application Type	Domestic Existing Building
Date Received	14/09/2026	Grid Reference	258057 843890
Description of Works	Demolish sun room and erect extension		
Location of Works	Westcroft Acres, Lentrán, Inverness, IV3 8RN,		
Applicant Name	Eildon		
Case Officer	Inverness PBSS Allocator		

Inverness West

Ward-13

No applications this week.

Inverness Central

Ward-14

Ref Number	26/01269/DOM2	Application Type	Domestic New Build (other)	
Date Received	15/09/2026	Grid Reference	265651	845328
Description of Works	Erection of house			
Location of Works	Fairfield Road, Inverness, ,			
Applicant Name	PPH Developments			
Case Officer	Inverness PBSS Allocator			

Inverness Ness-side

Ward-15

No applications this week.

Inverness Millburn

Ward-16

Ref Number	26/01283/DOM1	Application Type	Domestic New Build Multi Plot
Date Received	18/09/2026	Grid Reference	266464 846609
Description of Works	Demolition of HC 02473D Inverness Parks Depot Building		
Location of Works	Highland Council, Highland Council Depot, 33 Lotland Street, Inverness, IV1 1ST,		
Applicant Name			
Case Officer			

Culloden and Ardersier

Ward-17

No applications this week.

Nairn And Cawdor

Ward-18

Ref Number	26/01261/NDOM5	Application Type	Non Domestic (Residential)
Date Received	14/09/2026	Grid Reference	292332 855312
Description of Works	Removal of the existing sunroom's front door set and front windows and extend out into the courtyard with a new sunroom matching aesthetically to the existing		
Location of Works	Kinsteary House, Auldearn, Nairn, IV12 5JZ,		
Applicant Name	Ms Muna Ritchie		
Case Officer	Paul Heggie 01463 785120 paul.heggie@highland.gov.uk		

Inverness South

Ward-19

Ref Number	25/00442/NDOM6/A	Application Type	Non Domestic (Assembly)	
Date Received	15/09/2026	Grid Reference	267401	842520
Description of Works	Install additional customer entrance and escape door. - AMENDMENT - Construction of path leading to new entrance changed. Additional escape door no longer required so omitted from proposals.			
Location of Works	Inverness Kart Raceway, Fairways Business Park, Inverness, IV2 6AA,			
Applicant Name	Day1			
Case Officer	Chris Milne (01349) 868817 Chris.Milne@highland.gov.uk			

Ref Number	26/00094/NDOM6/A	Application Type	Non Domestic (Assembly)	
Date Received	15/09/2026	Grid Reference	269207	844896
Description of Works	The proposed development comprises the construction of a full-size 3G sports pitch, including associated car parking, fencing, floodlighting, access road and pedestrian paths, accessible parking bays, and the temporary siting of a modular changing facility for a maximum period of four years - AMENDMENT - Site Plan - pitch orientation changed, access road length reduced accordingly, and modular changing facility unit omitted. No stage 2 warrant now required for a changing facility- only stage 1 for sports pitch fencing, lighting columns and drainage. Boundary fence alignment altered and flood lighting column positions altered accordingly. Pitch Fence & Gate foundations- dimensions increased and double leaf gate opening increased to allow 3.5m height clearance. Lighting column foundations increased in line with supplier information and wind loading. Drainage- drainage layout updated to suit new site layout			
Location of Works	Plot 13, Inverness Campus, Inverness, IV2 5NA, ,			
Applicant Name	The Highland Council			
Case Officer	Scott MacBean 01463 785083 Scott.MacBean8@highland.gov.uk			

Badenoch And Strathspey

Ward-20

Ref Number	26/01260/DOM4	Application Type	Domestic Existing Building	
Date Received	14/09/2026	Grid Reference	303065	827781
Description of Works	The primary scope of work comprises: 1. Internal Structural Alteration: Removal of a circa 3000 mm section of non-load-bearing timber partition wall between the Sitting Room and Kitchen to form an open-plan layout. 2. Layout Reconfiguration: Formation of partition walls to create a new En-Suite shower room and Utility vestibule. 3. Drainage Infrastructure: Upstream connection of new waste branches within the sub-floor void to the existing Ø110 mm soil drain line. 4. Combustion Appliance Upgrade: Replacement of the existing open solid-fuel fireplace with an Eco-design compliant wood-burning stove. 5. Mechanical Extract Ventilation: Installation of continuous insulated extract ductwork terminating through external soffit cowls			
Location of Works	Remony Cottage, Grant Road, Grantown-on-spey, PH26 3LD,			
Applicant Name	Mr Mitchell Ross			
Case Officer	Caithness PBSS Allocator			

Ref Number	26/01274/DOM4	Application Type	Domestic Existing Building	
Date Received	17/09/2026	Grid Reference	300722	820593
Description of Works	alterations to existing house			
Location of Works	Woodlands, Nethy Bridge, PH25 3DR,			
Applicant Name	Mr & Mrs J Armstead			
Case Officer	Dale MacDonald dale.macdonald@highland.gov.uk			

Ref Number	26/01276/DOM3	Application Type	Domestic Existing Building	
Date Received	17/09/2026	Grid Reference	300146	820778
Description of Works	Take down existing porch and kitchen and replace with new porch and kitchen/dining area			
Location of Works	Tamarisk, Nethy Bridge, PH25 3EB,			
Applicant Name	Mr Adam Noble			
Case Officer	Badenoch And Strathspey PBSS A			

Ref Number	26/01281/NDOM6	Application Type	Non Domestic (Assembly)	
Date Received	18/09/2026	Grid Reference	303844	828236
Description of Works	Kitchen refurbishment, plant installation and structural work			
Location of Works	Grantown Grammar School, Cromdale Road, Grantown-On-Spey, PH26 3HU,			
Applicant Name	The Highland Council			
Case Officer	Badenoch And Strathspey PBSS A			

Fort William And Ardnamurchan

Ward-21

Ref Number	26/01266/NDOM5	Application Type	Non Domestic (Residential)	
Date Received	15/09/2026	Grid Reference	170517	769686
Description of Works	The new outdoor shower and WC block includes two cubicles, one for a shower, and one for a WC and sink, and also has an additional external sink. It is built on strip foundations with masonry walls up to the DPC, with a treated exposed timber frame above, with timber decking floor, timber cladding walls and sheet metal roofing. The water is provided from the existing croft house, and drainage connects into the existing septic tank. A WC block was previously located in the same position on the site, and had the same water and drainage connections to the existing house and tank. The block is external and therefore not insulated, with ventilation provided through large openings at the base and top of all walls and doors			
Location of Works	8 Dalnabreck, Acharacle, PH36 4JX,			
Applicant Name	Ms Rebecca Lillian Smail			
Case Officer	Joe Hartshorne Joe.hartshorne@highland.gov.uk			