

Weekly Building Warrant Applications List



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North, West And Central Sutherland

Ward-01

Ref Number	24/01557/NDOM5/B	Application Type	Non Domestic (Residential)	
Date Received	09/10/2026	Grid Reference	259098	956728
Description of Works	Change of use from B&B to estate accommodation consisting of 5 self contained units, demolition of extensions and erection of replacement extensions, alteration of windows, demolition of shed and erection of outbuilding - AMENDMENT - Changes to Outbuilding doors. Alteration to floor and wall constructions. Alteration to retaining wall details.			
Location of Works	Tigh Nan Ubhal, Tongue, Lairg, IV27 4XF,			
Applicant Name	Wildland Limited			
Case Officer	Sutherland PBSS Allocator			

Ref Number	26/01401/DOM3	Application Type	Domestic Existing Building	
Date Received	09/10/2026	Grid Reference	287734	966276
Description of Works	Day room extension to rear of dwelling plus widened opening into existing house			
Location of Works	1 Shore Street, Portskerra, Melvich, Thurso, KW14 7YN,			
Applicant Name	Ms Alex Patience			
Case Officer	Sutherland PBSS Allocator			

Thurso And North West Caithness

Ward-02

Ref Number	25/00254/DOM3/A	Application Type	Domestic New Build Multi Plot
Date Received	08/10/2026	Grid Reference	311291 967987
Description of Works	Erect single storey extension and internal alterations to layout of existing house AMENDMENT - amended garage		
Location of Works	85 Princes Street, Thurso, KW14 7DH,		
Applicant Name	Mr Frank Bremner		
Case Officer	Connor Preston 01408 635257 connor.preston@highland.gov.uk		

Ref Number	26/01372/DOM4	Application Type	Domestic Existing Building
Date Received	04/10/2026	Grid Reference	310831 968169
Description of Works	Retrospective application for a Completion Certificate relating to alterations to the rear elevation of an existing dwellinghouse. The works comprised the removal of an existing rear window and installation of full-height glazed sliding patio doors. The existing opening width was not altered and no structural works were required. The property remains in residential use with no change of use		
Location of Works	7 Dale Road, Thurso, KW14 7QB,		
Applicant Name	Ms Elizabeth Munro		
Case Officer	Connor Preston 01408 635257 connor.preston@highland.gov.uk		

Wick And East Caithness

Ward-03

Ref Number	26/01375/DOM4	Application Type	Domestic Existing Building
Date Received	05/10/2026	Grid Reference	337499 954148
Description of Works	Remove existing PVC window and replace with a composite door.		
Location of Works	Noss Farm, Noss, Wick, KW1 4QT,		
Applicant Name	Doreen Morgan		
Case Officer	Connor Preston 01408 635257 connor.preston@highland.gov.uk		

East Sutherland And Edderton

Ward-04

Ref Number	26/01384/DOM4	Application Type	Domestic Existing Building	
Date Received	06/10/2026	Grid Reference	279780	890356
Description of Works	I purchased the property and inside was an empty shell. I used contractors to fit out internally, using the original drawings and structure/format. The works included the installation of the partition walls to create the relevant rooms and fit out of the bathroom and kitchen. The heating system and electrical services have also been installed.			
Location of Works	25B Allan Gardens, Dornoch, IV25 3PD,			
Applicant Name	Wrag Real Estate Ltd			
Case Officer	Lois Chambers 01408 635273 lois.macmillan@highland.gov.uk			

Wester Ross, Strathpeffer And Lochalsh

Ward-05

Ref Number	26/01296/NDOM7	Application Type	Non Domestic (Commercial)
Date Received	22/09/2026	Grid Reference	176006 878553
Description of Works	construct extension to existing cafe and kitchen		
Location of Works	Caravan Park, Sands Holiday Centre, Big Sand, Gairloch, IV21 2DL,		
Applicant Name	Sands Holiday Park		
Case Officer	Ross And Cromarty PBSS Allocat		

Ref Number	26/01302/NDOM6	Application Type	Non Domestic (Assembly)
Date Received	23/09/2026	Grid Reference	176006 878553
Description of Works	construct shower and toilet block		
Location of Works	Caravan Park, Sands Holiday Centre, Big Sand, Gairloch, IV21 2DL,		
Applicant Name	Sands Holiday Park		
Case Officer	Scott Ramsay 01349 868420 scott.ramsay@highland.gov.uk		

Ref Number	26/01382/DOM2	Application Type	Domestic New Build (other)
Date Received	05/10/2026	Grid Reference	215687 875129
Description of Works	Erection of a new house - STAGE 1 - Substructure		
Location of Works	The Site Of The Old Loch House,, The Eastern Shore Of The Loch., Garve		
Applicant Name	Inverbroom Estate Limited		
Case Officer	Ross And Cromarty PBSS Allocat		

Ref Number	26/01398/NDOM6	Application Type	Non Domestic (Assembly)
Date Received	09/10/2026	Grid Reference	190039 855949
Description of Works	Minor internal alterations and new kitchen fitout		
Location of Works	Torridon Hall, Torridon, Achnasheen, IV22 2EZ,		
Applicant Name	Torridon District Community Association		
Case Officer	Ross And Cromarty PBSS Allocat		

Ref Number	26/01399/NDOM7	Application Type	Non Domestic (Commercial)
Date Received	09/10/2026	Grid Reference	212948 894062
Description of Works	Internal alterations to ground floor		
Location of Works	RBS Royal Bank Of Scotland, 11 Argyle Street, Ullapool, IV26 2UD,		
Applicant Name	NatWest Group Plc		
Case Officer	Ross And Cromarty PBSS Allocat		

Cromarty Firth

Ward-06

No applications this week.

Tain and Easter Ross

Ward-07

No applications this week.

Dingwall And Seaforth

Ward-08

Ref Number	26/01329/NDOM6	Application Type	Non Domestic (Assembly)	
Date Received	28/09/2026	Grid Reference	254133	859515
Description of Works	Demolition of existing extension, strip out previous office fit out to put back to original workshop area, refurbish existing offices and construct new extension creating new entrance and recepti			
Location of Works	NHS Highland, 9 Dochcarty Industrial Estate, Dochcarty Road, Dingwall, IV15 9UG,			
Applicant Name	Gow Groundworks			
Case Officer	Ross And Cromarty PBSS Allocat			

Black Isle

Ward-09

Ref Number	23/00678/DOM4/A	Application Type	Domestic New Build Multi Plot	
Date Received	09/10/2026	Grid Reference	273421	864663
Description of Works	Alteration of internal layout on ground and first floors AMENDMENT - Reduction in scope of alterations, removal of the works to ground floor. Demolition of the rear porch only [no reconstruction]. Alterations to upstairs bathrooms - based on previous proposal with enlarged shower and relocated bath for buildability.			
Location of Works	Farness House, Farness, Poyntzfield, Dingwall, IV7 8LY,			
Applicant Name	Dr Tim Hooper			
Case Officer	Tony Miller 01349 868491 tony.miller@highland.gov.uk			

Ref Number	24/00464/DOM2/A	Application Type	Domestic New Build (other)	
Date Received	07/10/2026	Grid Reference	273701	858965
Description of Works	Erection of proposed dwelling house and garage AMENDMENT - Porch window moved. Utility room omitted, Bedroom 4/ Snug enlarged. Main entrance door omitted and replaced with fixed pane window. Pocket door to living room omitted. Stove added to living room. Livingroom/kitchen partition omitted. Walk-in wardrobe added to Bedroom 3 and linked rooflights changed to single rooflight. Master bedroom Ensuite enlarged to include shower. Floor joist arrangement altered and steel beam added within the floor structure. Battery storage added to plant room. Garage size reduced and window omitted			
Location of Works	Land 35M NW Of Blantyre Mains, Flowerburn Mains, Rosemarkie, ,			
Applicant Name	Evelien And Johann Urquhart			
Case Officer	Audrey Hartland 01349 868423 Audrey.Hartland2@highland.gov.uk			

Ref Number	26/01387/DOM4	Application Type	Domestic Existing Building	
Date Received	07/10/2026	Grid Reference	272159	858164
Description of Works	foul drainage for garden room			
Location of Works	Craigmoor Bungalow, Mid Craiglands, Fortrose, IV10 8SN,			
Applicant Name	Mr Gregg Smart			
Case Officer	Ross And Cromarty PBSS Allocat			

Ref Number	26/01396/DOM4	Application Type	Domestic Existing Building	
Date Received	09/10/2026	Grid Reference	273293	856493
Description of Works	Replace garage door with a double-glazed window and an external wall to allow garage conversion to an unheated space.			
Location of Works	4 Barclay Drive, Fortrose, IV10 8AA,			
Applicant Name	Mr Barry Phinn			
Case Officer	Ross And Cromarty PBSS Allocat			

Eilean A' Cheò

Ward-10

Ref Number	26/01374/DOM3	Application Type	Domestic Existing Building
Date Received	05/10/2026	Grid Reference	146504 872066
Description of Works	alterations and extension to the house		
Location of Works	Sgeir Eirin, Flodigarry, Portree, Isle Of Skye, IV51 9HZ,		
Applicant Name	Mr Neil Moncrieff		
Case Officer	Skye And Lochalsh PBSS Allocat		

Ref Number	26/01377/NDOM5	Application Type	Non Domestic (Residential)
Date Received	05/10/2026	Grid Reference	148390 843659
Description of Works	erection of a holiday letting unit		
Location of Works	Land At 6 Coolin Drive, Portree, Isle Of Skye, ,		
Applicant Name	Metaestate Ltd		
Case Officer	Brian MacLeod 07721 569479 brian.macleod@highland.gov.uk		

Ref Number	26/01388/NDOM5	Application Type	Non Domestic (Residential)
Date Received	07/10/2026	Grid Reference	146438 871990
Description of Works	alterations to the former hostel to provide HMO staff accommodation		
Location of Works	Dun Flodigarry Hostel, Flodigarry, Portree, Isle Of Skye, IV51 9HZ,		
Applicant Name	Hotel In The Skye Limited		
Case Officer	Skye And Lochalsh PBSS Allocat		

Ref Number	26/01389/DOM4	Application Type	Domestic Existing Building
Date Received	07/10/2026	Grid Reference	128719 841419
Description of Works	alterations and extensions to the house		
Location of Works	4 Balmore, Dunvegan, Isle Of Skye, IV55 8ZG,		
Applicant Name	Mr Alasdair MacPhie		
Case Officer	Skye And Lochalsh PBSS Allocat		

Ref Number	26/01395/NDOM5	Application Type	Non Domestic (Residential)
Date Received	08/10/2026	Grid Reference	123095 852705
Description of Works	drainage arrangements to 3 pods		
Location of Works	Land 240M SE Of Lampay, Claigan, Dunvegan, Isle Of Skye, ,		
Applicant Name	John & Karen MacSween		
Case Officer	Rhibhinn Dick 01463 644745 rhibhinn.dick@highland.gov.uk		

Caol And Mallaig

Ward-11

Ref Number	26/01385/DOM2	Application Type	Domestic New Build (other)	
Date Received	06/10/2026	Grid Reference	167589	795885
Description of Works	Demolition of Existing Dwelling House & Removal of Existing Residential Caravan. Erection of Replacement Dwelling House & Ancillary Outbuilding.			
Location of Works	Caladh, Mallaig, PH41 4RH,			
Applicant Name	Rachel & James Griffith & Banks			
Case Officer	Lochaber PBSS Allocator			

Aird And Loch Ness

Ward-12

Ref Number	23/00912/DOM2/A	Application Type	Domestic New Build Multi Plot
Date Received	09/10/2026	Grid Reference	269102 834572
Description of Works	Form extension to dwelling to form bedroom and dining space. AMENDMENT - As part of the building warrant issued I had planned to remove a chimney breast but I have decided against this due to costs so it remains as per the original house and not removed		
Location of Works	Pine Lodge, Inverarnie, Farr, Inverness, IV2 6XA,		
Applicant Name	Mr Kenneth Macdonald		
Case Officer	Donald Donnelly 01397 707045 donald.donnelly@highland.gov.uk		

Ref Number	23/01237/NDOM7/A	Application Type	Domestic New Build Multi Plot
Date Received	06/10/2026	Grid Reference	237882 809234
Description of Works	Erection of new balustrade, replacement decking and install canopies - AMENDMENT - Remove Canopies		
Location of Works	The Caledonian Canal Centre, Canalside North, Fort Augustus, PH32 4BA,		
Applicant Name	Scottish Canals		
Case Officer	Paul Heggie 01463 785120 paul.heggie@highland.gov.uk		

Ref Number	26/01371/DOM4	Application Type	Domestic Existing Building
Date Received	04/10/2026	Grid Reference	252902 843243
Description of Works	Alterations and upgrading of existing habitable loft with new en-suite and shower room.		
Location of Works	Ballindoun House, Beauly, IV4 7BA,		
Applicant Name	Mrs Donna Shearer		
Case Officer	Inverness PBSS Allocator		

Ref Number	26/01381/DOM4	Application Type	Domestic Existing Building
Date Received	05/10/2026	Grid Reference	228779 812682
Description of Works	Install private wastewater treatment system and infiltration field.		
Location of Works	Land To West Of Former Primary School At Dalchreichart,, Glenmoriston, ,		
Applicant Name	Mr & Ms Andrew & Amanda Henderson & Drollinger		
Case Officer	Inverness PBSS Allocator		

Ref Number	26/01394/DOM2	Application Type	Domestic New Build (other)
Date Received	08/10/2026	Grid Reference	259947 834838
Description of Works	To erect a garden office.		
Location of Works	22 Torr Gardens, Dores, Inverness, IV2 6TS,		
Applicant Name	Mr Stuart McHardy		
Case Officer	Inverness PBSS Allocator		

Inverness West

Ward-13

Ref Number	26/00376/NDOM5/A	Application Type	Domestic New Build Multi Plot	
Date Received	06/10/2026	Grid Reference	266344	844935
Description of Works	Alterations AMENDMENT - Structural works now proposed to 2nd floor SER to follow			
Location of Works	Residential Accommodation At Blaeberry House, 11 Ardross Street, Inverness, IV3 5NS,			
Applicant Name	Mr Euan Smillie			
Case Officer	Paul Heggie			
	01463 785120			
	paul.heggie@highland.gov.uk			

Ref Number	26/01391/DOM4	Application Type	Domestic Existing Building	
Date Received	08/10/2026	Grid Reference	265158	845802
Description of Works	Retrospective certification of existing boundary walls and patio doors. The works were completed without a building warrant and this application is for certification of the completed works in accordance with the Building (Scotland) Regulations.			
Location of Works	8 Pict Avenue, Inverness, IV3 8LX,			
Applicant Name	Mr Brian MacDonald			
Case Officer	Inverness PBSS Allocator			

Ref Number	26/01393/DOM4	Application Type	Domestic Existing Building	
Date Received	08/10/2026	Grid Reference	265109	845454
Description of Works	Convert existing garage to create a new bedroom and en-suite shower room			
Location of Works	7 Craigard Place, Inverness, IV3 8PR,			
Applicant Name	Mr & Mrs Ian & Doreen Green			
Case Officer	Inverness PBSS Allocator			

Inverness Central

Ward-14

Ref Number	26/01373/DOM4	Application Type	Domestic Existing Building
Date Received	04/10/2026	Grid Reference	266320 845650
Description of Works	Remove existing brick planter & erect new secure access stair entrance porch, landing & steps		
Location of Works	50 Friars Street, Inverness, IV1 1RJ,		
Applicant Name	The Highland Council		
Case Officer	Inverness PBSS Allocator		

Ref Number	26/01383/DOM2	Application Type	Domestic New Build (other)
Date Received	06/10/2026	Grid Reference	265842 845733
Description of Works	Proposed Garage to store vehicles.		
Location of Works	71 Telford Road, Inverness, IV3 8HN,		
Applicant Name	D. Chisholm & Sons		
Case Officer	Inverness PBSS Allocator		

Ref Number	26/01386/DOM4	Application Type	Domestic Existing Building
Date Received	06/10/2026	Grid Reference	265888 845654
Description of Works	Alterations to existing dwelling: new door in place of an existing window to the side (S) elevation replaced a staircase to comply with regulations loft adaptation for a family room use		
Location of Works	Taravaig, 63 Lochalsh Road, Inverness, IV3 8HW,		
Applicant Name	Ms Rachael Batho		
Case Officer	Inverness PBSS Allocator		

Ref Number	26/01392/NDOM7	Application Type	Non Domestic (Commercial)
Date Received	08/10/2026	Grid Reference	266574 845548
Description of Works	To add internal partitions to create a beauty studio, no change to kitchen/staff services or WC facilities. Max 10 Occupants		
Location of Works	La-Di-Da Fashion, 94 Academy Street, Inverness, IV1 1LU,		
Applicant Name	House Of Beauty		
Case Officer	Inverness PBSS Allocator		

Inverness Ness-Side

Ward-15

Ref Number	26/01397/NDOM6	Application Type	Non Domestic (Assembly)	
Date Received	09/10/2026	Grid Reference	267017	843068
Description of Works	Replacement of existing boiler and associated works within Cauldeen Primary School.			
Location of Works	Cauldeen Primary School, Mackay Road, Inverness, IV2 4HZ,			
Applicant Name	The Highland Council			
Case Officer	Inverness PBSS Allocator			

Inverness Millburn

Ward-16

No applications this week.

Culloden and Ardersier

Ward-17

No applications this week.

Nairn And Cawdor

Ward-18

Ref Number	23/00081/DOM1/G	Application Type	Domestic New Build Multi Plot
Date Received	08/10/2026	Grid Reference	285817 856015
Description of Works	300 low rise timber frame housing parking and associated infrastructure. Mixture of STAS and Non STAS types AMENDMENT - Changes to remaining "Colville" HT - Plots:251, 265, 266, 288, 291, 294 & 297 Changes: First floor accommodation reconfigured, including revisions to bedroom, ensuite and landing layouts. Principal bedroom suite enlarged through reconfiguration of the walk-in wardrobe and Ensuite 1. Ensuite 2 relocated within the approved first floor arrangement. External elevations amended to include a Juliette balcony and revised window/door openings associated with the updated internal layout. Associated amendments to drainage, ventilation and servicing arrangements. Foundation, joist, roof and sectional drawings updated to reflect the revised layout		
Location of Works	Land 320M NE Of Delnies School House, Nairn, ,		
Applicant Name	Barratt Homes		
Case Officer	Graham Irvine 07767 670534 graham.irvine@highland.gov.uk		

Ref Number	26/00516/DOM4/A	Application Type	Domestic Existing Building
Date Received	09/10/2026	Grid Reference	289259 856695
Description of Works	Erect sun lounge extension - AMENDMENT - 1. One window has been omitted from the west-facing elevation, with two windows now shown. 2. External steps and platt revised. 3. Additional radiator now added. 4. Minor electrical amendments has been made to the electrical layout.		
Location of Works	Inverosie, 1 Lochloy Avenue, Nairn, IV12 5AW,		
Applicant Name	Mr Roger Rushton		
Case Officer	Inverness PBSS Allocator		

Ref Number	26/01390/DOM4	Application Type	Domestic Existing Building
Date Received	07/10/2026	Grid Reference	289968 857025
Description of Works	Formation of Patio Door Opening		
Location of Works	11 Carron Street, Nairn, IV12 5SJ,		
Applicant Name	Mr Scott Newman		
Case Officer	Inverness PBSS Allocator		

Inverness South

Ward-19

Ref Number	24/01134/DOM1/E	Application Type	Domestic New Build Multi Plot
Date Received	07/10/2026	Grid Reference	269898 843681
Description of Works	Construct 84 private dwellings including associated services and infrastructure at land adjacent to Balvonie Cottage, Inshes, Inverness. Plots 1 - 53 and 82 - 112 AMENDMENT - Close aperture between lounge and dining, remove sun lounge at plot 90		
Location of Works	Land 80M East Of Balvonie Cottage, Inshes, Inverness		
Applicant Name	Springfield Properties PLC		
Case Officer	Inverness PBSS Allocator		

Ref Number	25/00991/NDOM7/6	Application Type	Domestic New Build Multi Plot
Date Received	08/10/2026	Grid Reference	269417 844757
Description of Works	Construction of new-build office building. Comprising of closed and open plan offices across 3 levels, with gym, tea prep and breakout areas, rooftop plant, external landscaping and carparking - STAGE - 7 External Works		
Location of Works	Land 95M SE Of, 20A Inverness Campus, Inverness, ,		
Applicant Name	Global / GEG Capital		
Case Officer	Gary Sartain 07342705713 gary.sartain@highland.gov.uk		

Badenoch And Strathspey

Ward-20

Ref Number	26/01379/DOM3	Application Type	Domestic Existing Building	
Date Received	05/10/2026	Grid Reference	300932	820559
Description of Works	Alter and extend existing house.			
Location of Works	Tigh-Na-Coille, Nethy Bridge, PH25 3DR,			
Applicant Name	Mr & Mrs J Volmer			
Case Officer	Badenoch And Strathspey PBSS A			

Ref Number	26/01400/DOM3	Application Type	Domestic Existing Building	
Date Received	09/10/2026	Grid Reference	301399	820086
Description of Works	Replacement sun room			
Location of Works	Woodcutters Cottage, 2 Lettoch Road, Nethy Bridge, PH25 3EJ,			
Applicant Name	Mr Alec Carstairs			
Case Officer	Badenoch And Strathspey PBSS A			

Fort William And Ardnamurchan

Ward-21

Ref Number	26/01376/NDOM5	Application Type	Non Domestic (Residential)
Date Received	05/10/2026	Grid Reference	208323 758657
Description of Works	Proposed internal alterations to existing Hotel building (former exhibition spaces) to form new Cafe and Retail space, new Office and Staff Room and improved sanitary facilities.		
Location of Works	Isle Of Glencoe, Ballachulish, PH49 4HL,		
Applicant Name	Freedom Hotels Ltd		
Case Officer	Lochaber PBSS Allocator		

Ref Number	26/01378/DOM2	Application Type	Domestic New Build (other)
Date Received	05/10/2026	Grid Reference	211211 774543
Description of Works	Construction of 3 Bedroom domestic dwelling		
Location of Works	Plot 1 Dubh Macdonald Road, Inverlochy, Fort William, PH33 6JA,		
Applicant Name	Donnelly & Donnelly Properties Ltd		
Case Officer	Joe Hartshorne Joe.hartshorne@highland.gov.uk		

Ref Number	26/01380/DOM4	Application Type	Domestic Existing Building
Date Received	05/10/2026	Grid Reference	207458 758371
Description of Works	Proposed Installation of Wastewater Treatment Plant and Packaged Filter System		
Location of Works	1 Lochside Cottages, Ballachulish, PH49 4JP,		
Applicant Name	Highland Council Housing		
Case Officer	Iain Massey iain.massey3@highland.gov.uk		