



ePlanning Centre Highland Council Glenurquhart Road Inverness IV3 5NX Tel: 01349 886 608 Fax: 01463 702 298 Email: eplanning@highland.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100661523-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Type of Application

What is this application for? Please select one of the following: \*

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

## Description of Proposal

Please describe the proposal including any change of use: \* (Max 500 characters)

The proposed development consists of a single-family dwelling with five bedrooms. The property will adhere to all relevant building regulations and standards, ensuring a high-quality and sustainable construction. The vehicular access to the property will need to be improved to the necessary standards. The property will need connected to necessary utilities and services, including water, electricity, sewage, and telecommunications..

Is this a temporary permission? \*  Yes  No

If a change of use is to be included in the proposal has it already taken place?  
(Answer 'No' if there is no change of use.) \*  Yes  No

Has the work already been started and/or completed? \*

No  Yes – Started  Yes - Completed

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant  Agent

## Applicant Details

Please enter Applicant details

|                      |  |  |   |
|----------------------|--|--|---|
| Title:               | <input type="text" value="Other"/>                   | You must enter a Building Name or Number, or both: * |   |
| Other Title:         | <input type="text" value="Dr"/>                      | Building Name:                                       | <input type="text"/>                        |
| First Name: *        | <input type="text" value="Rosemary"/>                | Building Number:                                     | <input type="text" value="36J"/>            |
| Last Name: *         | <input type="text" value="Little"/>                  | Address 1 (Street): *                                | <input type="text" value="Cramond Vale"/>   |
| Company/Organisation | <input type="text"/>                                 | Address 2:   | <input type="text"/>                        |
| Telephone Number: *  | <input type="text" value="[REDACTED]"/>              | Town/City: *   | <input type="text" value="Edinburgh"/>      |
| Extension Number:    | <input type="text"/>                                 | Country: *   | <input type="text" value="United Kingdom"/> |
| Mobile Number:       | <input type="text"/>                                 | Postcode: *  | <input type="text" value="EH46RB"/>         |
| Fax Number:          | <input type="text"/>                                 |  |   |
| Email Address: *     | <input type="text" value="janessex@doctors.org.uk"/> |  |   |

## Site Address Details

|   |   |
|---|---|
| Planning Authority:   | <input type="text" value="Highland Council"/> |
| Full postal address of the site (including postcode where available): |   |
| Address 1:  | <input type="text"/>                          |
| Address 2:  | <input type="text"/>                          |
| Address 3:  | <input type="text"/>                          |
| Address 4:  | <input type="text"/>                          |
| Address 5:  | <input type="text"/>                          |
| Town/City/Settlement:   | <input type="text"/>                          |
| Post Code:  | <input type="text"/>                          |

Please identify/describe the location of the site or sites

|          |                                     |         |                                     |
|----------|-------------------------------------|---------|-------------------------------------|
| Northing | <input type="text" value="939179"/> | Easting | <input type="text" value="330916"/> |
|----------|-------------------------------------|---------|-------------------------------------|

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

Yes  No

## Pre-Application Discussion Details Cont.

In what format was the feedback given? \*

Meeting  Telephone  Letter  Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) \* (max 500 characters)

I spoke to the Highland Planning Authority in Feb 2024 asking specifically about what documents I needed for this application. They advised I would need a percolation test certificate to adhere with a drainage assessment necessary for this application. I therefore had this work carried out and have attached it to my application. I apologise I did not take the name of the agent I spoke to on the phone.

Title:

Other

Other title:

Mr

First Name:

Last Name:

Correspondence Reference Number:

Date (dd/mm/yyyy):

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

## Site Area

Please state the site area:

0.57

Please state the measurement type used:

Hectares (ha)  Square Metres (sq.m)

## Existing Use

Please describe the current or most recent use: \* (Max 500 characters)

The current two storey residential property is derelict and has been abandoned for decades and needs therefore complete renovation or demolition and erection of a new property.

## Access and Parking

Are you proposing a new altered vehicle access to or from a public road? \*

Yes  No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? \*  Yes  No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

## Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? \*

Yes  No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? \*

- Yes – connecting to public drainage network  
 No – proposing to make private drainage arrangements  
 Not Applicable – only arrangements for water supply required

Do your proposals make provision for sustainable drainage of surface water?? \*  
(e.g. SUDS arrangements) \*

Yes  No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? \*

- Yes  
 No, using a private water supply  
 No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

## Assessment of Flood Risk

Is the site within an area of known risk of flooding? \*

Yes  No  Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? \*

Yes  No  Don't Know

## Trees

Are there any trees on or adjacent to the application site? \*

Yes  No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

## All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? \*

Yes  No

## Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) \*

Yes  No  Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

## Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \*  Yes  No

## Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? \*  Yes  No

Is any of the land part of an agricultural holding? \*  Yes  No

## Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

## Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Dr Rosemary Little

On behalf of:

Date: 02/04/2024

Please tick here to certify this Certificate. \*

## Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? \*

Yes  No  Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? \*

Yes  No  Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? \*

Yes  No  Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? \*

Yes  No  Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? \*

Yes  No  Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? \*

Yes  No  Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

Site Layout Plan or Block plan.

Elevations.

Floor plans.

Cross sections.

Roof plan.

Master Plan/Framework Plan.

Landscape plan.

Photographs and/or photomontages.

Other.

If Other, please specify: \* (Max 500 characters)

I have uploaded a percolation test to my application.

Provide copies of the following documents if applicable:

|  |                                     |     |                                     |   |                          |     |
|--|-------------------------------------|-----|-------------------------------------|---|--------------------------|-----|
| A copy of an Environmental Statement. *  | <input type="checkbox"/>            | Yes | <input checked="" type="checkbox"/> | T | <input type="checkbox"/> | N/A |
| A Design Statement or Design and Access Statement. *                                   | <input type="checkbox"/>            | Yes | <input checked="" type="checkbox"/> | T | <input type="checkbox"/> | N/A |
| A Flood Risk Assessment. *   | <input type="checkbox"/>            | Yes | <input checked="" type="checkbox"/> | T | <input type="checkbox"/> | N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/>            | ≤ | <input type="checkbox"/> | N/A |
| Drainage/SUDS layout. *  | <input type="checkbox"/>            | Yes | <input checked="" type="checkbox"/> | T | <input type="checkbox"/> | N/A |
| A Transport Assessment or Travel Plan  | <input type="checkbox"/>            | Yes | <input checked="" type="checkbox"/> | T | <input type="checkbox"/> | N/A |
| Contaminated Land Assessment. *  | <input type="checkbox"/>            | Yes | <input checked="" type="checkbox"/> | T | <input type="checkbox"/> | N/A |
| Habitat Survey. *  | <input type="checkbox"/>            | Yes | <input checked="" type="checkbox"/> | T | <input type="checkbox"/> | N/A |
| A Processing Agreement. *  | <input type="checkbox"/>            | Yes | <input checked="" type="checkbox"/> | T | <input type="checkbox"/> | N/A |

Other Statements (please specify). (Max 500 characters)

Drainage Impact Assessment: The property is situated in a grassed area which slopes down towards cliffs so any rain water will run off the land and run off the cliffs. Please find attached a percolation test which has been done on the site. This was a successful test.

## Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Dr Rosemary Little

Declaration Date: 18/02/2024

## Payment Details

Online payment: 009383

Payment date: 02/04/2024 11:51:40

Created: 02/04/2024 11:51