

## Speaking for Scotland's Buildings



*This comment was submitted by the AHSS Highlands & Islands Cases Panel via an online planning portal*

**Council:** Highlands

**Application reference:** 21/02118/FUL

**Address:** Waterside Hotel, 19 Ness Bank, Inverness

**Date AHSS comment submitted:** 4<sup>th</sup> June 2021

The AHSS Highlands & Islands Cases Panel has examined this application relating to a 19th-century building lying within the Inverness (Riverside) conservation area and wishes to make the following objections.

The proposed extension represents a major over-development of the site in terms of height, massing and scale, and will dominate the surrounding buildings, thereby having a negative impact on the conservation area. The existing building is subservient to the historic core, whereas the proposals dominate it.

To the rear, the existing character of Haugh Road is rear walls of less than two metres high, and lower dwellings. This proposal would dwarf these and negatively affect the character of this road.

Additionally, the two listed buildings that flank the site would be adversely affected and dominated by this insensitive, over-large redevelopment. The character appraisal for Riverside calls for limitations on building height, scale and mass and stipulates that any gaps or gardens should not be developed insensitively.

We object to this proposal accordingly.