



Date: 29.01.16
Our Ref: 1048823/NRS

Notice of Review Statement

Replacement of existing building to form a single dwelling on the site at the rear of St Andrews School, Lhanbryde, Elgin, Moray.

With reference to the letter received on the 5th November 2016 in relation to our client's application, we would address the schedule of reason(s) for refusal as follows:

- **Point a).**

Policy H6 - Re-use & Replacement of Existing Buildings in the Countryside

The existing building to be replaced, located on the south edge of the site, previously formed part of the school as classrooms and was built as a permanent building with foundations. The school buildings are all now redundant and have not been in use for several years.

Policy H6 of the Moray Local Development Plan - 'Re-use & Replacement of Existing Buildings in the Countryside' states that there should be:

- a. Clear physical evidence of an existing building on the site equivalent of level 2, and
- b. The proposed house sits on at least part of the footprint of the previous building.

As per Policy H6 (iv), the dwelling proposed is to replace an existing large scale building, with layout and landscape features in a manner that reflects the character of the existing dwelling cluster. This is a low-key, informal cluster of buildings that derive their distribution/juxtaposition from the way that the neighbouring properties are located relative to each other, minimising the impact on the landscape. The dwelling is contained within the curtilage of the building it is replacing, reflecting the 'existing settlement pattern' of the locality.

Policy H7 - New Housing in the Open Countryside

The removal of the second dwelling and repositioning of the remaining dwelling onto the footprint avoids ribbon development.

Policy IMP1 - Developer Requirements

Given the alteration to a single dwelling this policy is now met as the scale of the development is appropriate to the surrounding area and will be serviced appropriately.

- **Point b).**

Policy E10 - Countryside Around Towns

We have removed the second dwelling proposed and adjusted the remaining dwelling to sit on the footprint of the existing building, as shown on our amended drawings, ref as noted above, in keeping with this Policy.

- a. involves the rehabilitation, conversion, limited extension, replacement or change of use of an existing building.

It is also worth noting that the two dwellings adjacent to the site (St Andrews House and Callaway House) replaced an existing school building and were granted Outline Planning in February 2006 and subsequently granted Full Planning Permission in October 2006 and March 2007.

- **Point c).**

Finally, with reference to the access - there is an existing access into this site, which can be used by various vehicles in the management of the ground. In altering this access, as part of the application process, we have improved the safety implications in terms of visibility.

The proposal involves the removal of an existing hedge to the south of the access point, in order to maintain the visibility splay. The removal of the existing hedge would therefore also improve the visibility for the adjacent access roads leading to Kirkside Lodge and Kilcluan House to the north and Winton House, St Andrews House and Callaway House to the south, thus enhancing the safety of road users and complying with Policy T2.