



Date: 26.10.15
Our Ref: 1048823/Doc

Site at Rear of Old St Andrews School, Lhanbryde

Supporting Statement (Follow Up):

The application involves the replacement of an existing building with one new build on the proposed site (refer to drawing no. 1048823-PL01 Rev A).

Dealing with each of the Policy points raised, we would comment as follows:

Policy E10 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.

Policy H6 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 proposed dwelling is to replace an existing large scale building and is to be cohesively grouped together, 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 on part of the footprint of the building it is replacing, reflecting the 'existing settlement pattern' of the locality.

Policy H7 The removal of the second dwelling and repositioning of the remaining dwelling onto the footprint avoids ribbon development

Policy IMP1 Given the alterations notes this is now met

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.