

Scottish Borders Council  
Local Review Body  
Newtown St Boswells  
TD6 0SA

Ms Fiona Duff  
Per Christopher Thomson Design  
63 Queen Charlotte Street  
Edinburgh  
Scotland  
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Email.

1 December 2018

Planning Ref. 18/00580/FUL  
Appeal Ref. 18/00029/RCOND  
Elsielea, 61 West High Street, Lauder, Scottish Borders TD2 6TF

To whom it may concern

In response to further information requested by the Local Review Body:

**In expressing concern about the height and design of the proposed detached garage/workshop and without details of the proposed internal layout, Members asked if there was a particular reason for the height proposed and for the choice of a mono-pitched roof as against a dual-pitched roof which they considered may better suit the character of the surrounding buildings and be lower in ridge height.**

One reason for buying the house was to have a garage/workshop which will be used for carpentry involved in renovating the house and kitchen and ongoing. Enough height is needed for timber and tool storage, as we currently have to rent a garage plus shipping container. As the original mono-pitched drawing was passed at this height, we were not aware this was an issue, only the proposed orientation.

Four out of five of the surrounding outbuildings are mono-pitched therefore we chose this in order to suit the character better. Given the history of the property, and neighbouring property, having had adjoining mono-pitch or lean-to byres, we feel this is more in-keeping with the vernacular.

As previously outlined, we think it's more aesthetically pleasing and keeps the highest point to the one side where it is disguised by the trees and the proximity to the gable-end (window-less) of the neighbouring house. In addition, the aim is to grow fruit and vegetables in the garden (another reason for buying the house) and a mono-pitch overshadows less of the garden, and that of the next-door neighbour at 59.

Yours faithfully

Fiona Duff