

F E R G U S O N  
P L A N N I N G



Delivered by Email

28<sup>th</sup> August 2020

Fiona Walling  
Local Review Body

Your Ref. 20/00453

Dear Ms Walling

**Demolition of garage and erection of dwellinghouse: Garden Ground of Clifton Cottage High Street Kirk Yetholm Scottish Borders**

We write in relation to your letter which seeks further information of the appellant following the Local Review Body on 17<sup>th</sup> August 2020.

Appended to this letter is a cross section drawing of the street and providing the related context of the houses that sit above, below and across from the site. It denotes the associated measurement as accurately as possible. Again, it is important to note, as outlined in our previous submissions, how the subject site sits and steps down the street much like the existing houses do on both sides of the road.

The proposed ridge height is marginally higher than Clifton Cottage opposite by c. 0.4 metres but again the appellant is willing for that to reduce and match the ridge height exactly should that be considered important.

For clarity, the client and architect have worked together on producing the drawing which we hope provides useful context. It was undertaken by measuring the height of the eaves of the bungalow up the hill, number 9 with the owner's permission and with the architect then working out the ridge height based on the pitch of the roof. The client then also took several GPS measurements of the road height next to number 9.

Following this they measured the height of the eaves on Valleydeane, Clifton cottage and Glenview and again the architect then worked out the ridge heights based on the roof pitches.

More GPS measurements at Clifton cottage were taken and further down the hill at Graggystanes (opposite Burnsyde). The architect then used this information to work out the overall gradient of the High Street. Finally, the client then measured the south gable end of Burnsyde to ascertain the associated height and which then provides a complete picture of the street cross section.

While it is not our intention to comment much further on comments made during the LRB it is important to bring to Members attention the rights of all the residents to park outside their homes. Most if not all homes have ample space for two cars to park. The Appellant's would simple return to that should planning permission be granted and to which they are entitled to do like others on the same street.

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In relation to timber lorries, which was raised on a number of occasions, our client would like to point out that the field above the village where the forest was has been cleared (refer to attached photo). All the timber from the felling operation has now been removed there have been no timber lorries on the high street for four weeks now.

This proposal incorporates off street parking and thus will not impact on the current road movements. Any cars owned by the appellant at Clifton Cottage would simple sit in between their neighbours cars and thus again there will be no difference to traffic movement to that which exists today. So, the status quo would remain in that regard and certainly this proposal will not result in any significant change or impact on road movements.

We trust the above and attached are informative but should you require any further information please do not hesitate to contact Tim Ferguson (Director) using the details below.

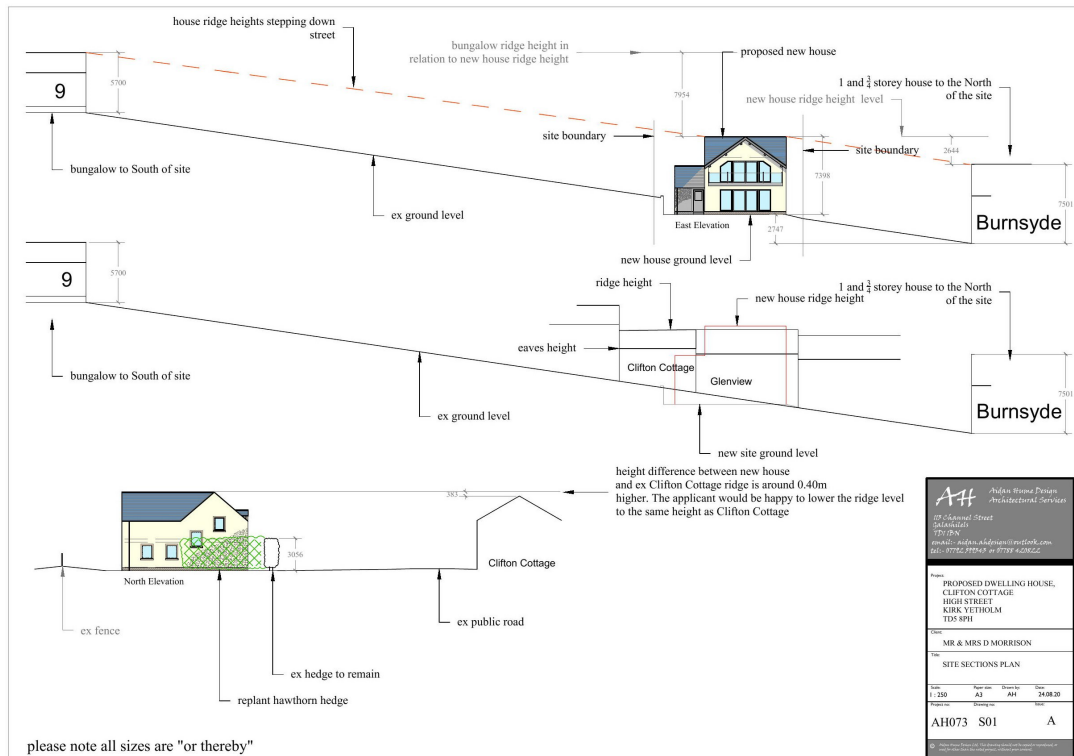
Yours Sincerely



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