

LOCAL REVIEW BODY

21 August 2025

Application No: 25/00229/P

**16 Forth Street, North Berwick**

Appointed Officer's Submission

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# OFFICER REPORT

**24th April 2025**

App No. **25/00229/P**

Application registered on **11th March 2025**

Target Date **10th May 2025**

Proposal	<b>Alterations, 1st floor extension to house, formation of ramps with handrails and balustrading</b>	SDELL	Y/N
		CDEL	Y/N
Location	<b>16 Forth Street North Berwick EH39 4HY</b>	Bad Neighbour Development	Y/N

APPLICANT: **Ms Lesley Kay**

Is this application to be approved as a departure from structure/local plan? Y/N

**c/o Somner Macdonald Architects  
Per Keith Macdonald  
2B Law Road  
North Berwick  
EH39 4PL**

DECISION TYPE:

**Application Refused**

REPORT OF HANDLING

CONTEXT

The property to which this application relates is a single storey mid-terrace house, with accommodation in its roof space, with associated garden ground. It is located within a predominantly residential area as defined by Policy RCA1 of the adopted East Lothian Local Development Plan 2018 ('ELLDP 2018') and it is located within the North Berwick Conservation Area.

The property is bounded to the north by the foreshore of North Berwick's West Beach, beyond which is the Firth of Forth. The property is bounded to the east and west by neighbouring residential properties and to the south by the public road and footpath of Forth Street.

PLANNING HISTORY

In December 2018, planning permission was granted Ref: 18/01126/P for alterations to the house which comprised of: (i) the enlargement of the existing door opening in the east end of

the rear (north) elevation wall of the house and the installation of double glazed, part timber part aluminium framed doors with a glazed fan light above them within that enlarged door opening; (ii) the installation of four roof windows in the front (south) facing pitched roof slope of the house; and (iii) the installation of a roof window in the rear (south) facing pitched roof slope of the house. This consent has partially been implemented, with, only 3 nos. roof windows having been installed on the front (south) elevation roof slope.

## PROPOSAL

Planning permission is now sought for (i) the alterations to the house, (ii) a 1st floor extension to be added to the flat roof of the single storey extension that is attached to the rear elevation of the house and (iii) the formation of ramps with handrails and balustrading in the rear garden of the house.

The alterations proposed would comprise:

- i. The installation of 1x roof light on the front (south) roof slope to match the existing 3x roof lights on the front (south) elevation roof slope of the house;
- ii. The installation of a set of French doors with a fixed window above and a fan light in the place of an existing window on the rear (north) elevation. The new surround would be of stone construction. The door frames would be of timber construction and painted white in colour.

The proposed first floor extension would predominantly be 'T' shaped and would form as an extension to both the rear (north) roof slope of the existing house and the flat roof of the existing extension to the north. The 2x existing dormer windows on the rear (north) roof slope would be removed to facilitate this proposal. It would be some 6.2m in width at its widest point, it would have a total length of some by some 5.5m. The extension would have a flat roof and would have a total height of some 6.1m from ground level.

The rear (north) elevation of the extension would have a total of some 6x glazed door openings. A Juliet style glass balcony would affront these glazed door openings at 1st floor level. A total of three fixed floor to ceiling windows would be positioned on the side (east) and side (west) elevations of the proposed 1st floor extension.

The proposed extension would be clad in grey composite board cladding from the trim to base, the fascias and the dormer cheeks. White composite boarding would also clad the corners and junctions of the proposed extension. The extension would have timber framed windows and doors, painted in white. Downpipes and guttering would be of UPVC construction and would be grey in colour. The roof would be clad in grey Alwitra roof membrane which would be grey in colour. The Juliet style balconies would consist of frameless glass panels with stainless steel standoff fixing bolts. The fixed windows on the sides (east and west) of the proposed extension would be obscurely glazed in part (1.5m from the ground level of the first floor).

Planning permission is also sought for the installation of a disabled access ramp with balustrading to the rear (north) elevation of the house. It would project out from the rear (north) elevation by some 8.5m in total. It would have a width of some 3.7m in total and a height of some 1.7m inclusive of the associated balustrading. The ramp would be some 0.7m



at its highest point. The ramp and platform would be constructed in grey composite decking boards with composite posts and handrails. It would have glass infill panels.

In support of this application, the applicant's agent submitted a Supporting Statement on 24/04/2025. The Supporting Statement summarises the site context, the basis of design proposals including details on the reconstructed dormer window, the new sunroom and the new access ramp. It also provides comparable photographs of developments within the surrounding area to which the applicant's agent considers similar to the first-floor extension as proposed. The Supporting Statement concludes that:

- i. It is part of the conservation area which is characterised by a variety of changes and an eclectic mix of additional elements at upper and roof level to enjoy surrounding views.
- ii. Proposals would facilitate the continued use of and upkeep of the property, whilst allowing for changing circumstances and lifestyles.
- iii. The intensification of attic spaces through the increase of usable floor space and improvement of light and views, using contemporary elements is a normal and accepted aspiration in sea facing properties within North Berwick.
- iv. Conservation is not about keeping everything as it currently is. Conservation areas evolve over the years as different architectural designs are proposed leading to gradual change over time. It is about maintaining the character of an area through control of overall change, not preventing changes whether minor or significant to individual properties.
- v. In the case of proposals for 16 Forth Street, the proposed works echo this sentiment and aspiration and are intended to enhance the property and facilitate the owner's use and enjoyment of the property in the long term.
- vi. Whilst this proposal will be an addition and change to this part of the conservation area, it will become part of the conservation area.

## DEVELOPMENT PLAN

Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) requires that the application be determined in accordance with the development plan, unless material considerations indicate otherwise.

The development plan is National Planning Framework 4 ('NPF4') and the adopted ELLDP 2018.

Policies 7 (Historic Assets and Places), 14 (Design, Quality and Place) and 16 (Quality Homes) of NPF4 and Policies CH2 (Development Affecting Conservation Areas), DP2 (Design) and DP5 (Extensions and Alterations to Existing Buildings) of the adopted ELLDP 2018 are relevant to the determination of this application.

Material to the determination of the application is Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires that a planning authority must have regard to the desirability of preserving or enhancing the character or appearance of a conservation area in exercising its responsibilities in the determination of any application for planning permission for development affecting a conservation area.

## REPRESENTATIONS

A total of 30 objections have been received in respect of this application for planning permission. The main grounds of objection are:

- i. The application involves external alterations to an iconic former Fishermen's cottage built in circa 1834.
- ii. It is in the central area of a renowned and popular statutory conservation area.
- iii. It's important to maintain the attractiveness of these views and not have modern developments or extensions erode the town's desirability as a destination.
- iv. The property is a modest vernacular cottage of traditional proportions, mass and scale and it employs traditional materials. It currently has two off the wall head dormers and a small centrally placed flat roof extension on the rear (north) elevation of the existing building.
- v. Local Planning Authorities have a duty to ensure that alterations are designed to integrate into the movement and settlement patterns of the immediate context and wider area.
- vi. One objector clarifies that their objection is made in respect of the proposed 1st floor extension and not the other changes proposed as part of this application such as the ramp and front velux window.
- vii. The proposed extension would be visible from both the beach and the harbour area and as such would have a negative impact on the traditional fisherman's cottage from key visual points.
- viii. Development should reflect setting, local forms of buildings and materials and careful consideration should be given to the design, including finishes and materials.
- ix. The proposal simply does not take enough account of the characteristics of the existing property, its setting in the Conservation Area and the harmful effect that it would have in a highly visible locality.
- x. The quality and characteristics of this site and the wider context has not been fully or properly considered.
- xi. The existing traditional qualities of 16 Forth Street would be spoilt by poor attention to detail, the over scaled upper extension in particular.
- xii. The rear (north) elevation is more publicly visible than the front (south) elevation as it may be seen in both close and more distant views.
- xiii. Objectors note that the proposed build is out of character with the present roof line and would significantly alter the appearance of the building and both properties on either side.
- xiv. The proposed major change to the north facing aspect of the building would be an unwelcome and very conspicuous change to the historic aspect of a traditional fisherman's cottage.
- xv. The 1st floor extension proposed would overwhelm and dominate a modest traditional cottage. The proposed changes would be visually assertive when viewed from the beach.
- xvi. The glazing within rear (north) elevation of the proposed first floor extension would be almost the full width of the 1st floor façade as viewed from the beach.
- xvii. The first-floor extension is described by objectors as a) 'ugly', b) 'bizarre', c) 'unwanted' and d) 'fishtank' like.
- xviii. The form and resultant top-heavy massing of the rear (north) elevation would be injurious to the character and appearance of the North Berwick Conservation Area.
- xix. The proposed application will have a negative impact on North Berwick.
- xx. The proposed side extension drawings clearly show how visually harmful the proposal would be.

- xxi. A major part of the north facing red tiled roof will be removed.
  - xxii. The proposed 1st floor sunroom would overlook adjoining and neighbouring properties with glazing on the north, east and west elevations, leading to severe and unacceptable loss of privacy.
  - xxiii. The proposal would overshadow neighbouring properties.
  - xxiv. One objector raises concerns that the proposal may abutt their gable wall.
  - xxv. The light into the lower neighbour's property must surely be negatively impacted as would their privacy.
  - xxvi. It bears many similarities to the case of 11 Victoria Road, North Berwick (Including application 20/01126/P) where it was also proposed to create large dormers to a modest cottage.
  - xxvii. Application ref: 24/00202/P was refused which had balconies rather than a sunroom. There is a danger of precedent.
  - xxviii. It should be refused as it conflicts with policy and guidance and fails to meet the test of Section 64.
- The proposed alterations and extension would be a minimum of some 20cm away from the adjoining eastern boundary and some 60cm from the west boundary. No development is therefore proposed to either abutt or adjoin other neighbouring properties or associated curtilages.

## PLANNING ASSESSMENT

Policy 7 of NPF4 and Policy CH2 of the ELLDP states that development in a conservation area must preserve or enhance the character and appearance of the conservation area.

Policy 16 of NPF4 states that householder development must not have a detrimental impact on the character or environmental quality of a house or the surrounding area in terms of size, design and materials.

Policy DP5 of the ELLDP also requires that all alterations and extensions to existing buildings must be well integrated into their surroundings and must be in keeping with the original building or complementary to its character and appearance. For an extension or alteration to a house, it must be of a size, form, proportion and scale appropriate to the existing house, and must be subservient to and either in keeping with or complementary to the existing house.

The proposed roof window to be installed in the front (south) facing pitched roof slope of the house would sit in line with three other existing roof lights which each have a vertical glazing bar and would be of a similar size. Provided that the roof window is fitted such that its upper surface is flush with the upper surface of the front elevation roof slope of the house, which can be made a condition of any grant of planning permission, the installation of this roof window would not be harmful to the character and appearance of the house or to the character and appearance of this part of the North Berwick Conservation Area.

The proposed enlargement of the existing window opening in the rear (north) elevation, the installation of double glazed, timber framed doors with a fixed window within the opening would only be visible in short duration visible in public views from the west and in long distance views from the north. By virtue of the form, size, scale, proportions, materials and position of this alteration, it would be a complementary alteration to the house that would be well integrated into its surrounding. Such alterations would not be harmful to the character

and appearance of the house or the character and appearance of this part of the North Berwick Conservation Area.

The proposed ramps with associated handrails and balustrading would provide access from the rear of the application property into the associated garden ground. The proposed access ramp, handrails and balustrading combined would be some 1.79m in height at their highest point and would be constructed with composite decking boards, posts and glass infill panels. Owing to their proposed overall height, they would be relatively well contained within the rear curtilage of the applicant's property and would therefore have an appreciable effect on the character and appearance of the house and the surrounding North Berwick Conservation Area.

As stated above Policy DP5 requires that an extension to a house must be of a size, form, proportion and scale appropriate to the existing house, and must be subservient to and either in keeping with or complementary to the existing house. Policy 16 of NPF4 states that householder development must not have a detrimental impact on the character or environmental quality of a house or the surrounding area in terms of size, design and materials.

The applicant's house is a small single storey house with accommodation in its roof space. It has 2 small box dormers on its rear elevation roof slope which due to their size and scale sit comfortably on the roof. The existing single storey extension is of a different flat roofed architectural form to the existing house. However, it is a fairly discreet addition to the rear of the house that is not of a size or scale to dominate or mask the existing house.

In contrast as the proposed first floor extension would sit on top of the existing flat roofed extension, and also attach to the north elevation roof slope of the existing house, it would be readily visible in views from West Beach and beyond from Victoria Road. In those views and owing to its size and scale and of its modern style, scale and position, the proposed first floor extension would be seen as an incongruous feature which would dominate the rear (north) elevation of this small single storey house. Therefore, by virtue of its architectural form, size, design, proportions, materials and positioning, the proposed 1st floor extension would not be of a size, form, proportion and scale appropriate to the existing house, and would not be in keeping with or complementary to the existing house. Instead, it would be an unacceptable and unsympathetic addition to the house and consequently would not preserve or enhance but would be harmful to the character and appearance of this part of the North Berwick Conservation Area contrary to Policies 7 and 16 of NPF4 and Policies CH2 and DP5 of the adopted East Lothian Local Development Plan 2018.

Policy DP5 of the ELLDP 2018 states that all alterations and extensions amongst other things, must not result in the loss of amenity with neighbouring uses or be harmful to existing residential amenity through loss of privacy from overlooking, or form loss of sunlight or daylight.

In assessing whether or not a proposed new development would result in harmful overlooking and therefore loss of privacy to existing neighbouring residential properties it is the practice of the Council, as Planning Authority, to apply the general rule of a 9 metres separation distance between the windows of a proposed new development and the garden boundaries of neighbouring residential properties and an 18 metres separation distance between directly

facing windows of the proposed new development and the windows of existing neighbouring residential properties.

The roof light proposed on the front (south) roof slope would serve a bathroom. As it would sit within an existing row of three nos. roof lights facing onto Forth Street it would not result in any additional or increased levels of harmful overlooking of any neighbouring residential properties.

The installation of glazed openings proposed on the rear north elevation of the house and of the proposed first floor extension would face onto the applicant's garden ground and beyond onto West Beach. Therefore they would not result in the harmful overlooking of any neighbouring properties.

The fixed glazed openings to be formed on the side (east and west) elevations of the proposed first-floor extension would have a distance of some 2.5m and 3.1m from the garden boundaries to the east and west respectively. To prevent harmful overlooking it is proposed to obscurely glaze the bottom 1.5m of the floor to ceiling window. However, such obscure glazing would not be of sufficient height to prevent those using the sunroom who are 1.5m tall or just over from overlooking into the residential gardens to the east or west. Therefore, should planning permission be granted for the proposed extension it should be made a condition of any such grant of planning permission that the bottom 1.8m of the floor to ceiling windows on each of the side (east) and (west) elevations of this proposed extension are obscurely glazed. Subject to the imposition of this planning control the proposed first floor extension would not result in the harmful overlooking of neighbouring residential properties.

The proposed ramp, with balustrading would have a finished floor level of some 0.7m above ground level. It would be some 1.3m from the east boundary of the curtilage and some 0.9m from the west boundary of the curtilage. The east and west curtilages are bound by stone walling at approx. 1.4m in height. Those using the ramp could therefore overlook into the properties to the east and west. However, as the main purpose of the ramp is to facilitate disabled access into and out of the rear curtilage and as the overlooking from the ramp would be little different to that already possible from the rear it would not result in harmful overlooking of any neighbouring properties.

Site Layout and Planning for Daylight and Sunlight: A Guide to Good Practice" by P.J. Littlefair gives guidance on the impact of a proposed extension on the daylight and sunlight received by neighbouring properties. With regard to daylight the Guide gives a two-part test, one part measured horizontally and the other vertically. With regard to daylight, the Guide gives a two-part test, one part measured horizontally and the other vertically. The Guide advises that there will not be harmful loss of daylight if a proposed extension passes at least one part of the test when applied to a window of a neighbouring house.

With regards to the first-floor extension, application of the vertical test demonstrates that the proposed first-floor extension passes the vertical test and therefore would not result in the harmful loss of daylight to any neighbouring residential property.

Neither the proposed ramp, or the other proposed alterations to this building would result in the loss of sunlight or daylight to any neighbouring residential properties.

Proposals would not result in the harmful overshadowing of any neighbouring residential property.

As stated above, the proposed first floor extension would be an unacceptable and unsympathetic addition to the house and consequently would not preserve or enhance but would be harmful to the character and appearance of this part of the North Berwick Conservation Area contrary to the development plan.

In accordance with Section 25 of the Town and Country Planning (Scotland) Act 1997 it must now be determined whether there are any material planning considerations that would outweigh the fact that the proposed extension is contrary to the development plan.

In this instance the applicant's agent has provided examples of extensions within the surrounding area which they consider similar to the first-floor extension proposed as part of this application. Whilst the examples as submitted by the applicant's agent reference similar developments to the first-floor extension as proposed, the context differs in that none of the examples proposed reference a small single storey house. The majority of examples relate to relatively large 2 storey buildings where the first-floor extension would not be of a size or scale that would dominate the building to which they are attached. Therefore, and as each application has to be determined on its merits the fact that those examples of extensions exist is not a material planning consideration that outweighs the fact that the proposed first floor extension is contrary to the development plan and should therefore be refused planning permission.

Consequently, and notwithstanding that some elements of this application are acceptable and accord with the development plan, the main component of the application is for the proposed 1st floor extension on the rear (north) elevation of this existing single storey house. As it would be an unacceptable and unsympathetic addition to the house that would be harmful to the character and appearance of this part of the North Berwick Conservation Area, proposals are therefore contrary to Policies 7, 14 and 16 of NPF4, Policies CH2 and DP5 of the ELLDP 2018 and Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. In conclusion, there are no material planning considerations that outweigh the fact that overall, the proposal is contrary to the development plan. It is therefore recommended that planning permission be refused.

#### REASONS FOR REFUSAL:

1. The proposed 1st floor extension would not be of a size, form, proportion and scale appropriate to the existing house, and would not be in keeping with or complementary to the existing house. Instead, it would be an unacceptable and unsympathetic addition to the house and consequently would not preserve or enhance but would be harmful to the character and appearance of this part of the North Berwick Conservation Area contrary to Policies 7 and 16 of NPF4 and Policies CH2 and DP5 of the adopted East Lothian Local Development Plan 2018.

Administration	Percentage of respondents
Current administration	100%
Previous administration	0%





## 2. Letters from Interested Parties

North Berwick Environment and Heritage Trust (NBEHT) wishes to **OBJECT** to application 25/00229/P. It relates to a proposal for alterations and extension at 16 Forth Street, North Berwick EH39 4HY.

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that applications are determined in accordance with the development plan, unless material considerations indicate otherwise.

The development plan comprises the National Planning Framework 4 (NPF4) and the adopted East Lothian Local Development Plan 2018.

National Planning Framework 4 (NPF4) Policies 7 (Historic assets and places), 14 (Design, quality and place) and 16 (Quality Homes) are relevant in the determination of this planning application. In addition, Policies RCA1 (Residential Character and Amenity), CH2 (Development Affecting Conservation Areas), DP5 (extensions and Alterations to Existing Buildings) and DP2 (Design) of the East Lothian Local Development Plan 2018 are relevant to the determination of this planning application.

Material to the determination of the application is Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. Section 64 requires that planning authorities must have regard to the desirability of preserving or enhancing the character or appearance of a conservation area in exercising its responsibilities in the determination of any application for planning permission for development within and affecting a Conservation Area. It is stated that proposed development within Conservation Areas which will impact on its appearance, character or setting, should preserve or enhance the character and appearance of the conservation area.

Material to the determination of this planning application is Supplementary Planning Guidance on the Cultural Heritage and the Built Environment.

The application site sits on the north side of Forth Street. It has in effect two public elevations, one fronting the street and the other fronting the beach. The rear elevation is more publicly visible than the front elevation as it may be seen in close and distant views. The property is a modest vernacular cottage of traditional proportions, mass and scale and it employs traditional materials. To the rear are two off-the-wallhead dormers and a small centrally placed flat roofed extension.


It is proposed to enlarge the dormers and to form a first-floor extension over the existing rear extension. Other changes are proposed including the provision of a ramp and a front velux to which NBEHT has no objection.

However, NBEHT is concerned that the proposed dormer enlargement and the extension taken together and cumulatively with overwhelm and dominate a modest traditional cottage. The proposed changes would be visually assertive when viewed from the beach in both close and more distant views. The form and the resultant top-heavy massing of the rear elevation would be injurious to the character and appearance of the North Berwick Conservation Area.

Local Planning Authorities have a duty to ensure that alterations are designed to integrate into the movement and settlement patterns of the immediate context and the wider area. The creation of good places requires very careful attention to detailed aspects of layout and movement. The quality and the characteristics of this site has not been fully or properly considered as well as the wider context. The existing traditional qualities of 16 Forth Street would be spoilt by poor attention to detail, the over-scaled upper extension in particular. The Proposed side extension drawings clearly show how visually harmful the proposal would be. The development of and retention of a quality place like North Berwick requires that there must be careful consideration of proposed changes. Careful consideration, not only to setting, form, scale and layout, but also to detailed design, including finishes and materials is essential. Development should reflect setting, reflecting local forms of building and materials.

The proposal simply does not take enough account of the characteristics of the existing property, its setting in the Conservation Area and the harmful effect that it would have in a highly visible locality. It bears many similarities to the case of 11 Victoria Road, North Berwick (Including application 20/01126/P) where it was also proposed to create large dormers to a modest cottage. Permission was refused in that case for sound reasons and this case should also be refused for similar reasons augmented by the adopted and up-to-date policies within NPF4.

Application 25/00229/P should be **REFUSED** as it conflicts with policy and guidance and fails to meet the test of Section 64.

  
NBEHT Trustee





## Comments for Planning Application 25/00229/P

### Application Summary

Application Number: 25/00229/P

Address: 16 Forth Street North Berwick EH39 4HY

Proposal: Alterations, 1st floor extension to house, formation of ramps with handrails and balustrading

Case Officer: Amelia Smith

### Customer Details

[REDACTED]

### Comment Details

Commenter Type [REDACTED]

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 1. The planned extension is totally out of proportion to the rest of the small traditional cottage.

2. The sun room would face, West, East and North overlooking many properties through the glass walls and very closely into the windows of 2 Viewforth.

3. Unwanted development in the Conservation Area.

4. This planning application should definitely be refused.

To Service Manager- Planning ( Chief Planning Officer)

[REDACTED] we wish to object to the above planning application on the grounds of -

#### - Loss of Privacy

The creation of a glass sunroom upper extension would lead to an unacceptable loss of privacy [REDACTED] we would be completely overlooked.

#### - Appearance

The bizarre design of the box extension with full width glass to the rear and side elevations is completely out of place with the adjacent buildings in a statutory conservation area and we believe it will look like a goldfish tank!

Should the application be passed it would greatly affect the iconic view from the harbour and the beach. It would also set a precedent for future out of keeping building alterations along the shoreline.

We confirm our objection to this planning application.

[REDACTED]

## Comments for Planning Application 25/00229/P

### Application Summary

Application Number: 25/00229/P

Address: 16 Forth Street North Berwick EH39 4HY

Proposal: Alterations, 1st floor extension to house, formation of ramps with handrails and balustrading

Case Officer: Amelia Smith

### Customer Details

### Comment Details

Commenter Type: [REDACTED]

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: [REDACTED] I am concerned about the proposed plans.

1. The planned extension is a significant and highly visible change to the appearance what is a small traditional cottage - with an original smoke house, in what is a conservation area.
2. The extension proposes a raised glass box which would effectively compromise the privacy of the lane and [REDACTED] and would offer a direct line of site [REDACTED] bedroom. I am concerned about this loss of privacy, and for the other neighbours too [REDACTED] It would undoubtedly overshadow them, and encroach on their privacy and deprive us all of day light as a result.

[REDACTED]  
Objection Notice

The proposed changes to the rear of this property will alter significantly the appearance of the building as well as impact on both properties east of it. By building an extension over the porch and continuing it the width of the cottage at first floor level the light into the lower neighbour's property must surely be negatively impacted as will their privacy.

This is a conservation area .

[REDACTED]  
Sent from my iPad

[REDACTED]  
To Chief Planning Officer.

Sir/Madam,

I should like to object to the planning application Ref. 25/0029/P.

The attraction of North Berwick both to day trippers and longer stay visitors is its old world charm. Many, possible even most, visitors enjoy a stroll along the beach. To one side they have the sea view and to the other side the rear view of residences on the north side of Forth Street.

It is important to maintain the attractiveness of these views and not have modern developments or extensions erode the town's desirability as a destination.

The proposed application will have a negative impact on North Berwick.

It should be rejected.

Yours faithfully

[REDACTED]  


## Comments for Planning Application 25/00229/P

### Application Summary

Application Number: 25/00229/P

Address: 16 Forth Street North Berwick EH39 4HY

Proposal: Alterations, 1st floor extension to house, formation of ramps with handrails and balustrading

Case Officer: Amelia Smith

### Customer Details

### Comment Details

Commenter Type: [REDACTED]

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to the planning objection for 16 Forth Street for the following reason

1 This is a major extension to an upper floor level in the North Berwick conservation area which will be viewable from the beach and the harbour area.

2 The sun room has been created with glazing on 3 sides which will allow person sitting in it being able to view into the a joining garden [REDACTED] This creates a privacy for the residents of both addresses. [REDACTED]

3 The building was built in the mid 1830's and also has an outbuilding which was used as the stables for the local delivery services . The extension will have a negative impact on a traditional fishermen's cottage which is one of the visual focal points of any views of the town from the beach or harbour areas

4 The original proposal for [REDACTED] was rejected which had just had balconies rather than a sun room. This application did not have any direct privacy issues but a more restrained application was submitted

This planning application if successful would then also lead a precedence for development within the conversation area of North Berwick

[REDACTED]  
1st April 2025.

Re: Planning Application 25/0029/P, 16 Fonth Street.

Dear Sir, I object to the application.

1. The application involves two major external alterations to an iconic former fisherman's cottage built circa 1834.
2. It is in the centre of a renowned & popular Statutory Conservation area, with access to the beach.
3. The sunroom being created will have full length glazing & utilises the small existing roof of the ground floor bathroom extension. The glazing will extend the full width of the north second floor facade & will overlook adjoining & nearby properties.
4. There is a danger it may be used as a precedent by others. This is an additional reason to refuse the application.

Yours faithfully,  
[REDACTED]



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Sir/Madam,

I should like to object to the planning application Ref. 25/0029/P.

The attraction of North Berwick both to day trippers and longer stay visitors is its old world charm. Many, possibly even most, visitors enjoy a stroll along the beach. To one side they have the sea view and to the other side the rear view of residences on the north side of Forth Street.

The proposed major change to the north facing aspect of the building would be an unwelcome and very conspicuous change to the historic aspect of a traditional fisherman's cottage probably built before 1830.

It is important to maintain the attractiveness of these views and not have modern developments or extensions erode the town's desirability as a destination.

The proposed application will have a negative impact on North Berwick.

It should be rejected.

Yours faithfully

A large black rectangular box redacting the signature of the sender.



31 March 2025

Service Manager (Chief Planning Officer), East Lothian Council

Dear Sir

**COMMENT:**

**Planning Application re cottage 16 FORTH STREET, North Berwick Ref. 25/00229/P**

**No.16 – The Current situation**

The property was built as a fisherman's cottage circa 1834 and set quite far back from the main road. Roughly 50 years later, taller adjacent buildings were built abutting the west and east walls of the cottage and each new building with a south side frontage closer to the road. The seaward (north) side of the three buildings are in alignment. Attached is a photograph taken from the beach showing the view of No 16 and buildings either side of the cottage.

**1. The proposal – Appearance and comment**

The application involves two major alterations.

1.1 Basically the proposal is doing away with the two box dormers and creating an almost full width dormer with full height glazing sitting on the house rear wall head line.

1.2 The proposal also has an extension above the bathroom that is a long established ground floor compact extension. The proposal is creating what I would describe as a bizarre sun room with windows looking in North, East and West directions.

2. Loss of Privacy: The creation of the dormer frontage almost full width of the premises may be accepted as it looks straight down the garden to the beach. However the creation of the "Sun Room" in which occupiers will naturally want to sit or stand in, and look out from, will by virtue of its height and directions faced, lead to severe and unacceptable loss of privacy in the adjoining rear gardens.

3. In effect the application is for a conspicuous major alteration to an iconic historic cottage in the centre of a statutory Conservation area. The major part of the north facing red tiled roof will be removed. The full width of the cottage upper floor will be predominantly north facing with full height glazing and renowned walk for residents and visitors.

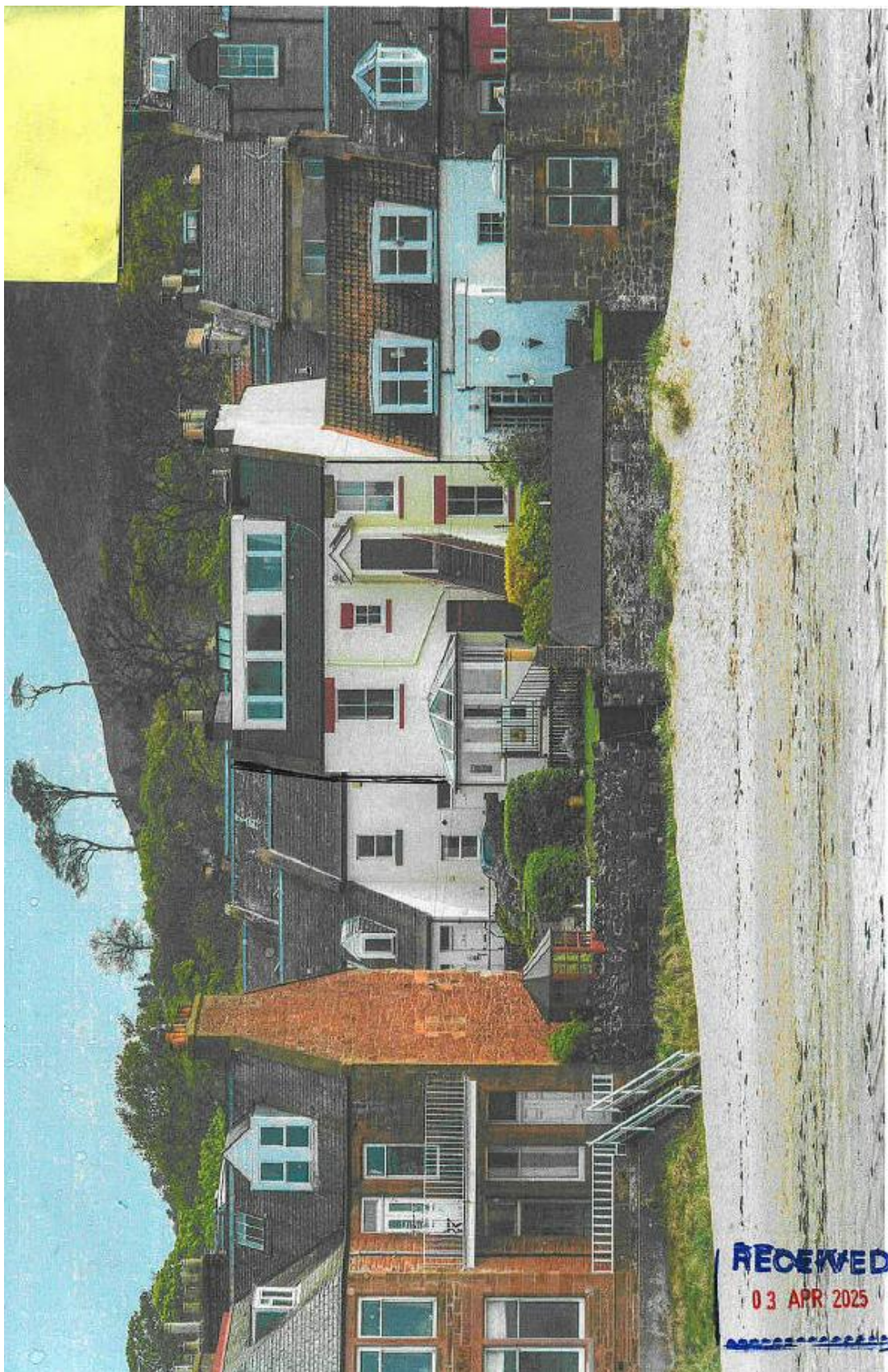
4. If the planning application is accepted then at least 10 nearby properties including an adjacent property could apply for planning application on the basis that established precedent has been granted and thus can validate such application.

[REDACTED] I insist that no part of the proposed extension should touch the gable wall nor any change or addition impede any maintenance of the gable wall. [REDACTED]

It is for these four very valid reasons I ask the Planning Officer to refuse this application.

Yours Faithfully





RECEIVED  
03 APR 2025

↑ 12 FORTH STREET | NORTH BERWICK | EAST LoTHIAN  
↑ 16 FORTH  
Double upper





Service Manager (Chief Planning Officer)  
East Lothian Council  
JOHN Muir House  
Haddington  
EH41 3HA

Planning Application re cottage 16 Forth Street,  
North Berwick

Ref 25/0029/P

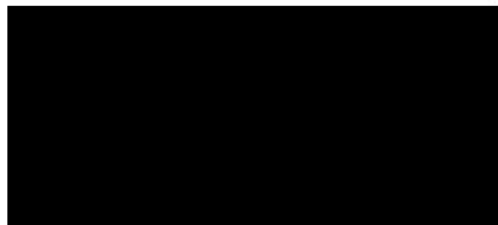
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Fisherman's cottage built circa 1834.

It is  
in the central area of a renowned and popular Statutory  
Conservation area.

The sunroom being created with full length glazing and utilises  
The small existing roof of the groundfloor bathroom extension.  
Thus glazing use almost the full width of the north 2<sup>nd</sup> floor facade  
And is overlooking adjoining and nearby properties..

There is a danger of precedent that is an added justification for  
Refusal.



	Email	
	Phone	

To: - Service Manager , (Chief Planning Officer) , East Lothian Council .

Planning Application re cottage 16 FORTH STREET , North Berwick Ref. 25/00229/P

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Signed ..



2 April 2025

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Signe

REC-1  
03 APR 2025



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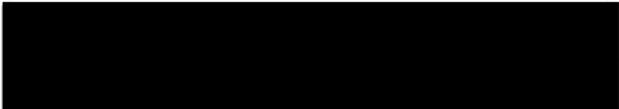
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[REDACTED]

I think that the proposed build is very much out of character with the present roof line , and would be rather ugly to see.

[REDACTED]





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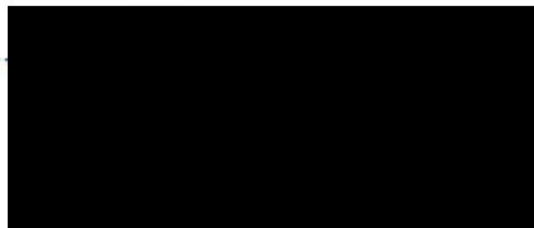
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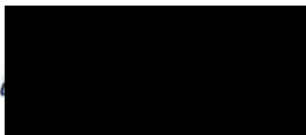
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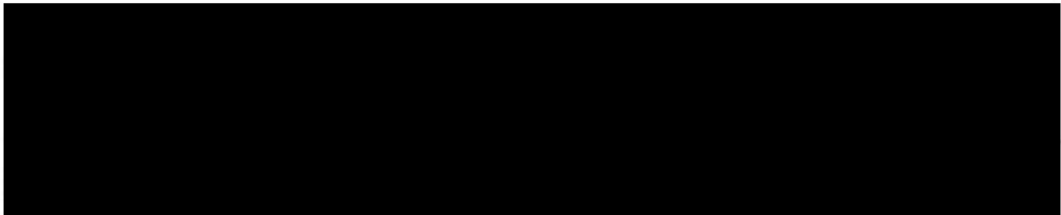
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[REDACTED]  
Service Manager (Chief Planning Officer ), East Lothian Council

Dear Sir

**Extra re my Letter of OBJECTIO of 31 March 2025**

**Planning Application re cottage 16 FORTH STREET , North Berwick Ref. 25/00229/P**

**No.16 – The Current situation** as per my letter of 3 1 March

*The property was built as a fisherman's cottage circa 1834 and set quite far back from the main road. Roughly 50 years later, taller adjacent buildings were built abutting the west and east walls of the cottage and each new building with a south side frontage closer the the road. The seaward (north) side of the three buildings are in alignment. Attached is a photograph taken from the beach showing the visa of No 16 and buildings either side of the cottage .*

**No.16- I now add comment about the historic out building** at the foot of the rear garden with north wall abutting the beach: The building is also historic and was believed to be for a stable for a fishermans working donkey or horse with an entrance very close to the gate onto the beach and also a section for fish preparation including cooking facility for freshly caught mackerel, The section has a chimney.

I suggest that this fact is a building that is partof the conservation area and is integral to the overaul property at 16 Forth Street.

**Air source heat pump.** In 2024 I was investigating a government grant to improve heat coservation of my home and potential saving energy costs. The appointed contractor was WarmWorks. I attach their hetter of 2 April 2024 that states **‘it would not be possible to install an air source heat pump , as it would eaffect the exterior of your home which is in a conservation area.’** I submit that a heat installation pump installed to reduce energy saving would have far less impact in the conservation area than what is proposewd for No. 16.

**Nearby properties** - A high proportion of nearby properties are second homes that are often available for rent and /or Air B & B. Their seaside location result high property prices .

Yours Faithfully

### 3. Consultation Responses

EAST LoTHIAN COUNCIL ROAD SERVICES

From: Asset & Regulatory Manager

To: Service Manager, Planning

---

Proposal: Alterations, 1st floor extension to house, formation of ramps with handrails and balustrading at 16 Forth Street North Berwick EH39 4HY

This planning application is for alterations and an extension to the existing house located at 16 Forth Street, North Berwick.

We have reviewed the documents submitted by the applicant in support of this planning application and can confirm that we do not have any objections.

Please advise the applicant that all works within or affecting the public road including works on the footway or verge must be authorised in advance by this Council as Roads Authority.

Sent on behalf of IAN KING

ROAD SERVICES, ASSET & REGULATORY MANAGER

If telephoning, please ask for:

Aiz

Aizaz Hussain

Transportation Planning Officer

[REDACTED]

East Lothian Council

Penston House, Macmerry Industrial Estate, Macmerry, East Lothian EH33 1EX



**App No. 25/00229/P**

**EAST LoTHIAN COUNCIL  
DECISION NOTICE**

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997  
TOWN AND COUNTRY PLANNING  
(DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013**

**Ms Lesley Kay  
c/o Somner Macdonald Architects  
Per Keith Macdonald  
2B Law Road  
North Berwick  
EH39 4PL**

**APPLICANT: Ms Lesley Kay**

With reference to your application registered on 11th March 2025 for planning permission under the above mentioned Acts and Regulations for the following development, viz:-

**Alterations, 1st floor extension to house, formation of ramps with handrails and balustrading  
at  
16 Forth Street  
North Berwick  
EH39 4HY**

East Lothian Council as the Planning Authority in exercise of their powers under the above-mentioned Acts and Regulations hereby **REFUSE PLANNING PERMISSION** for the said development.

The reasons for the Council's refusal of planning permission are:-

- 1 The proposed 1st floor extension would not be of a size, form, proportion and scale appropriate to the existing house, and would not be in keeping with or complementary to the existing house. Instead, it would be an unacceptable and unsympathetic addition to the house and consequently would not preserve or enhance but would be harmful to the character and appearance of this part of the North Berwick Conservation Area contrary to

Policies 7 and 16 of NPF4 and Policies CH2 and DP5 of the adopted East Lothian Local Development Plan 2018.

The report on this application is attached to this Decision Notice and its terms shall be deemed to be incorporated in full in this Decision Notice.

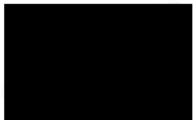
Details of the following are given in the application report:

- the terms on which the Planning Authority based this decision;
- details of any variations made to the application in terms of Section 32A of the Town and Country Planning (Scotland) Act 1997.

The plans to which this decision relate are as follows:

<u>Drawing No.</u>	<u>Revision No.</u>	<u>Date Received</u>
2456-01	-	06.03.2025
2456-03	-	06.03.2025
2456-02-A	-	11.03.2025

**9th May 2025**



Keith Dingwall  
Service Manager - Planning  
(Chief Planning Officer)



## **NOTES**

If the applicant is aggrieved by the decision to refuse permission for the proposed development, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The notice of review should be addressed to the Clerk to the Local Review Body, Committee Team, Communications and Democratic Services, John Muir House, Haddington, East Lothian EH41 3HA.

If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the Planning Authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

## 5. Development Plan Policies

The development plan is National Planning Framework 4 ('NPF4') and the adopted ELLDP 2018.

Policies 7 (Historic Assets and Places), 14 (Design, Quality and Place) and 16 (Quality Homes) of NPF4 and Policies CH2 (Development Affecting Conservation Areas), DP2 (Design) and DP5 (Extensions and Alterations to Existing Buildings) of the adopted ELLDP 2018 are relevant to the determination of this application.

Material to the determination of the application is Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires that a planning authority must have regard to the desirability of preserving or enhancing the character or appearance of a conservation area in exercising its responsibilities in the determination of any application for planning permission for development affecting a conservation area.

## Historic assets and places

### Policy Principles

#### Policy Intent:

To protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places.

#### Policy Outcomes:

- The historic environment is valued, protected, and enhanced, supporting the transition to net zero and ensuring assets are resilient to current and future impacts of climate change.
- Redundant or neglected historic buildings are brought back into sustainable and productive uses.
- Recognise the social, environmental and economic value of the historic environment, to our economy and cultural identity.

#### Local Development Plans:

LDPs, including through their spatial strategies, should support the sustainable management of the historic environment. They should identify, protect and enhance valued historic assets and places.

### Policy 7

- a) Development proposals with a potentially significant impact on historic assets or places will be accompanied by an assessment which is based on an understanding of the cultural significance of the historic asset and/or place. The assessment should identify the likely visual or physical impact of any proposals for change, including cumulative effects and provide a sound basis for managing the impacts of change.

Proposals should also be informed by national policy and guidance on managing change in the historic environment, and information held within Historic Environment Records.

- b) Development proposals for the demolition of listed buildings will not be supported unless it has been demonstrated that there are exceptional circumstances and that all reasonable efforts have been made to retain, reuse and/or adapt the listed building. Considerations include whether the:
- i. building is no longer of special interest;
  - ii. building is incapable of physical repair and re-use as verified through a detailed structural condition survey report;
  - iii. repair of the building is not economically viable and there has been adequate marketing for existing and/or new uses at a price reflecting its location and condition for a reasonable period to attract interest from potential restoring purchasers; or
  - iv. demolition of the building is essential to delivering significant benefits to economic growth or the wider community.
- c) Development proposals for the reuse, alteration or extension of a listed building will only be supported where they will preserve its character, special architectural or historic interest and setting. Development proposals affecting the setting of a listed building should preserve its character, and its special architectural or historic interest.
- d) Development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced. Relevant considerations include the:
- i. architectural and historic character of the area;
  - ii. existing density, built form and layout; and
  - iii. context and siting, quality of design and suitable materials.
- e) Development proposals in conservation areas will ensure that existing natural and built features which contribute to the character of the conservation area and its setting, including structures, boundary walls, railings, trees and hedges, are retained.

- f) Demolition of buildings in a conservation area which make a positive contribution to its character will only be supported where it has been demonstrated that:
  - i. reasonable efforts have been made to retain, repair and reuse the building;
  - ii. the building is of little townscape value;
  - iii. the structural condition of the building prevents its retention at a reasonable cost; or
  - iv. the form or location of the building makes its reuse extremely difficult.
- g) Where demolition within a conservation area is to be followed by redevelopment, consent to demolish will only be supported when an acceptable design, layout and materials are being used for the replacement development.
- h) Development proposals affecting scheduled monuments will only be supported where:
  - i. direct impacts on the scheduled monument are avoided;
  - ii. significant adverse impacts on the integrity of the setting of a scheduled monument are avoided; or
  - iii. exceptional circumstances have been demonstrated to justify the impact on a scheduled monument and its setting and impacts on the monument or its setting have been minimised.
- i) Development proposals affecting nationally important Gardens and Designed Landscapes will be supported where they protect, preserve or enhance their cultural significance, character and integrity and where proposals will not significantly impact on important views to, from and within the site, or its setting.
- j) Development proposals affecting nationally important Historic Battlefields will only be supported where they protect and, where appropriate, enhance their cultural significance, key landscape characteristics, physical remains and special qualities.
- k) Development proposals at the coast edge or that extend offshore will only be supported where proposals do not significantly hinder the preservation objectives of Historic Marine Protected Areas.
- l) Development proposals affecting a World Heritage Site or its setting will only be supported where their Outstanding Universal Value is protected and preserved.
- m) Development proposals which sensitively repair, enhance and bring historic buildings, as identified as being at risk locally or on the national Buildings at Risk Register, back into beneficial use will be supported.
- n) Enabling development for historic environment assets or places that would otherwise be unacceptable in planning terms, will only be supported when it has been demonstrated that the enabling development proposed is:
  - i. essential to secure the future of an historic environment asset or place which is at risk of serious deterioration or loss; and
  - ii. the minimum necessary to secure the restoration, adaptation and long-term future of the historic environment asset or place.

The beneficial outcomes for the historic environment asset or place should be secured early in the phasing of the development, and will be ensured through the use of conditions and/or legal agreements.
- o) Non-designated historic environment assets, places and their setting should be protected and preserved in situ wherever feasible. Where there is potential for non-designated buried archaeological remains to exist below a site, developers will provide an evaluation of the archaeological resource at an early stage so that planning authorities can assess impacts. Historic buildings may also have archaeological significance which is not understood and may require assessment.

Where impacts cannot be avoided they should be minimised. Where it has been demonstrated that avoidance or retention is not possible, excavation, recording, analysis, archiving, publication and activities to provide public benefit may be required through the use of conditions or legal/planning obligations.

When new archaeological discoveries are made during the course of development works, they must be reported to the planning authority to enable agreement on appropriate inspection, recording and mitigation measures.

#### Policy impact:

- ✓ Just Transition
- ✓ Conserving and recycling assets
- ✓ Local living
- ✓ Compact urban growth
- ✓ Rebalanced development
- ✓ Rural revitalisation

#### Key policy connections:

- [Tackling the climate and nature crises](#)
- [Climate mitigation and adaptation](#)
- [Natural places](#)
- [Forestry, woodland and trees](#)
- [Green belts](#)
- [Brownfield, vacant and derelict land and empty buildings](#)
- [Coastal development](#)
- [Energy](#)
- [Design, quality and place](#)
- [Local Living and 20 minute neighbourhoods](#)
- [Infrastructure first](#)
- [Quality homes](#)
- [Rural homes](#)
- [Blue and green infrastructure](#)
- [Flood risk and water management](#)
- [Digital infrastructure](#)
- [Community wealth building](#)
- [City, town, local and commercial centres](#)
- [Rural development](#)
- [Tourism](#)
- [Culture and creativity](#)





## Liveable Places

### Design, quality and place

#### Policy Principles

**Policy Intent:**

To encourage, promote and facilitate well designed development that makes successful places by taking a design-led approach and applying the Place Principle.

**Policy Outcomes:**

- Quality places, spaces and environments.
- Places that consistently deliver healthy, pleasant, distinctive, connected, sustainable and adaptable qualities.

**Local Development Plans:**

LDPs should be place-based and created in line with the Place Principle. The spatial strategy should be underpinned by the [six qualities of successful places](#). LDPs should provide clear expectations for design, quality and place taking account of the local context, characteristics and connectivity of the area. They should also identify where more detailed design guidance is expected, for example, by way of design frameworks, briefs, masterplans and design codes.

Planning authorities should use the Place Standard tool in the preparation of LDPs and design guidance to engage with communities and other stakeholders. They should also where relevant promote its use in early design discussions on planning applications.

**Policy 14**

- a) Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.
- b) Development proposals will be supported where they are consistent with the six qualities of successful places:

**Healthy:** Supporting the prioritisation of women's safety and improving physical and mental health.

**Pleasant:** Supporting attractive natural and built spaces.

**Connected:** Supporting well connected networks that make moving around easy and reduce car dependency

**Distinctive:** Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.

**Sustainable:** Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions.

**Adaptable:** Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time.

Further details on delivering the [six qualities of successful places](#) are set out in Annex D.

- c) Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.



**Policy impact:**

- ✓ Just Transition
- ✓ Conserving and recycling assets
- ✓ Local living
- ✓ Compact urban growth
- ✓ Rebalanced development
- ✓ Rural revitalisation

**Key policy connections:**

[All other policies.](#)

## Quality homes

### Policy Principles

#### Policy Intent:

To encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities across Scotland.

#### Policy Outcomes:

- Good quality homes are at the heart of great places and contribute to strengthening the health and wellbeing of communities.
- Provision of land in the right locations to accommodate future need and demand for new homes, supported by the appropriate infrastructure.
- More energy efficient, net zero emissions homes, supporting a greener, fairer and more inclusive wellbeing economy and community wealth building, tackling both fuel and child poverty.

#### Local Development Plans:

LDPs are expected to identify a Local Housing Land Requirement for the area they cover. This is to meet the duty for a housing target and to represent how much land is required. To promote an ambitious and plan-led approach, the Local Housing Land Requirement is expected to exceed the 10 year [Minimum All-Tenure Housing Land Requirement \(MATHLR\)](#) set out in Annex E.

Deliverable land should be allocated to meet the 10 year Local Housing Land Requirement in locations that create quality places for people to live. Areas that may be suitable for new homes beyond 10 years are also to be identified. The location of where new homes are allocated should be consistent with local living including, where relevant, 20 minute neighbourhoods and an infrastructure first approach. In rural and island areas, authorities are encouraged to set out tailored approaches to housing which

reflect locally specific market circumstances and delivery approaches. Diverse needs and delivery models should be taken into account across all areas, as well as allocating land to ensure provision of accommodation for Gypsy/Travellers and Travelling Showpeople where need is identified.

The LDP delivery programme is expected to establish a deliverable housing land pipeline for the Local Housing Land Requirement. The purpose of the pipeline is to provide a transparent view of the phasing of housing allocations so that interventions, including infrastructure, that enable delivery can be planned: it is not to stage permissions. Representing when land will be brought forward, phasing is expected across the short (1-3 years), medium (4-6 years) and long-term (7-10 years). Where sites earlier in the deliverable housing land pipeline are not delivering as programmed, and alternative delivery mechanisms identified in the delivery programme are not practical, measures should be considered to enable earlier delivery of long-term deliverable sites (7-10 years) or areas identified for new homes beyond 10 years. De-allocations should be considered where sites are no longer deliverable. The annual Housing Land Audit will monitor the delivery of housing land to inform the pipeline and the actions to be taken in the delivery programme.

#### Policy 16

- a) Development proposals for new homes on land allocated for housing in LDPs will be supported.
- b) Development proposals that include 50 or more homes, and smaller developments if required by local policy or guidance, should be accompanied by a Statement of Community Benefit. The statement will explain the contribution of the proposed development to:
  - i. meeting local housing requirements, including affordable homes;
  - ii. providing or enhancing local infrastructure, facilities and services; and
  - iii. improving the residential amenity of the surrounding area.

- c) Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. This could include:
- i. self-provided homes;
  - ii. accessible, adaptable and wheelchair accessible homes;
  - iii. build to rent;
  - iv. affordable homes;
  - v. a range of size of homes such as those for larger families;
  - vi. homes for older people, including supported accommodation, care homes and sheltered housing;
  - vii. homes for people undertaking further and higher education; and
  - viii. homes for other specialist groups such as service personnel.
- d) Development proposals for public or private, permanent or temporary, Gypsy/Travellers sites and family yards and Travelling Showpeople yards, including on land not specifically allocated for this use in the LDP, should be supported where a need is identified and the proposal is otherwise consistent with the plan spatial strategy and other relevant policies, including human rights and equality.
- e) Development proposals for new homes will be supported where they make provision for affordable homes to meet an identified need. Proposals for market homes will only be supported where the contribution to the provision of affordable homes on a site will be at least 25% of the total number of homes, unless the LDP sets out locations or circumstances where:
- i. a higher contribution is justified by evidence of need, or
  - ii. a lower contribution is justified, for example, by evidence of impact on viability, where proposals are small in scale, or to incentivise particular types of homes that are needed to diversify the supply, such as self-build or wheelchair accessible homes.
- The contribution is to be provided in accordance with local policy or guidance.
- f) Development proposals for new homes on land not allocated for housing in the LDP will only be supported in limited circumstances where:
- i. the proposal is supported by an agreed timescale for build-out; and
  - ii. the proposal is otherwise consistent with the plan spatial strategy and other relevant policies including local living and 20 minute neighbourhoods;
  - iii. and either:
    - delivery of sites is happening earlier than identified in the deliverable housing land pipeline. This will be determined by reference to two consecutive years of the Housing Land Audit evidencing substantial delivery earlier than pipeline timescales and that general trend being sustained; or
    - the proposal is consistent with policy on rural homes; or
    - the proposal is for smaller scale opportunities within an existing settlement boundary; or
    - the proposal is for the delivery of less than 50 affordable homes as part of a local authority supported affordable housing plan.
- g) Householder development proposals will be supported where they:
- i. do not have a detrimental impact on the character or environmental quality of the home and the surrounding area in terms of size, design and materials; and
  - ii. do not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking.
- h) Householder development proposals that provide adaptations in response to risks from a changing climate, or relating to people with health conditions that lead to particular accommodation needs will be supported.

**Policy impact:**

- ✓ Just Transition
- ✓ Conserving and recycling assets
- ✓ Local living
- ✓ Compact urban growth
- ✓ Rebalanced development
- ✓ Rural revitalisation

**Key policy connections:**

[Tackling the climate and nature crises](#)

[Climate mitigation and adaptation](#)

[Green belts](#)

[Brownfield, vacant and derelict land and empty buildings](#)

[Sustainable transport](#)

[Design, quality and place](#)

[Local Living and 20 minute neighbourhoods](#)

[Infrastructure first](#)

[Heat and cooling](#)

[Blue and green infrastructure](#)

[Play, recreation and sport](#)

[Rural homes](#)

[Health and safety](#)

[City, town, local and commercial centres](#)

## **Policy CH2: Development Affecting Conservation Areas**

All development proposals within or affecting a Conservation Area or its setting must be located and designed to preserve or enhance the special architectural or historic character or appearance of the Conservation Area. Proposals for new development should accord with the size, proportions, orientation, alignment, density, materials, and boundary treatment of nearby buildings and public and private spaces. Parking requirements of new developments must accord with the Council's adopted parking standards unless it can be demonstrated that a reduced level of parking (which in exceptional circumstances could be no parking provision) will achieve positive townscape benefits without compromising road safety.

The Council will set out in supplementary planning guidance more detailed policies on the circumstances in which it would support proposals for alterations to shop fronts, external security, external wall treatment and the display or installation of advertisements in Conservation Areas.

## **Policy DP5: Extensions and Alterations to Existing Buildings**

All alterations and extensions to existing buildings must be well integrated into their surroundings, and must be in keeping with the original building or complementary to its character and appearance. Accordingly such development must satisfy all of the following criteria:

1. It must not result in a loss of amenity with neighbouring uses or be harmful to existing residential amenity through loss of privacy from overlooking, or from loss of sunlight or daylight;
2. For an extension or alteration to a house, it must be of a size, form, proportion and scale appropriate to the existing house, and must be subservient to and either in keeping with or complementary to the existing house;
3. For an extension or alteration to all other buildings, it must be of a size, form, proportion and scale appropriate to its surroundings and, where the existing building has architectural merit be in keeping with or complement that existing building;

Development that does not comply with any of the above criteria will only be permitted where other positive planning and design benefits can be demonstrated.

## Policy DP2: Design

The design of all new development, with the exception of changes of use and alterations and extensions to existing buildings, must:

1. Be appropriate to its location in terms of its positioning, size, form, massing, proportion and scale and use of a limited palette of materials and colours that complement its surroundings;
2. By its siting, density and design create a coherent structure of streets, public spaces and buildings that respect and complement the site's context, and create a sense of identity within the development;
3. Position and orientate buildings to articulate, overlook, properly enclose and provide active frontages to public spaces or, where this is not possible, have appropriate high quality architectural or landscape treatment to create a sense of welcome, safety and security;
4. Provide a well connected network of paths and roads within the site that are direct and will connect with existing networks, including green networks, in the wider area ensuring access for all in the community, favouring, where appropriate, active travel and public transport then cars as forms of movement;
5. Clearly distinguish public space from private space using appropriate boundary treatments;
6. Ensure privacy and amenity, with particular regard to levels of sunlight, daylight and overlooking, including for the occupants of neighbouring properties;
7. Retain physical or natural features that are important to the amenity of the area or provide adequate replacements where appropriate;
8. Be able to be suitably serviced and accessed with no significant traffic or other environmental impacts.

6. Schedule of Conditions (to refer to if appeal upheld).

i. Time Condition

The development hereby approved shall begin before the expiration of 3 years from the date of this permission.

Reason:

Pursuant to Section 58 of the Town and Country Planning (Scotland) Act 1997 as amended.

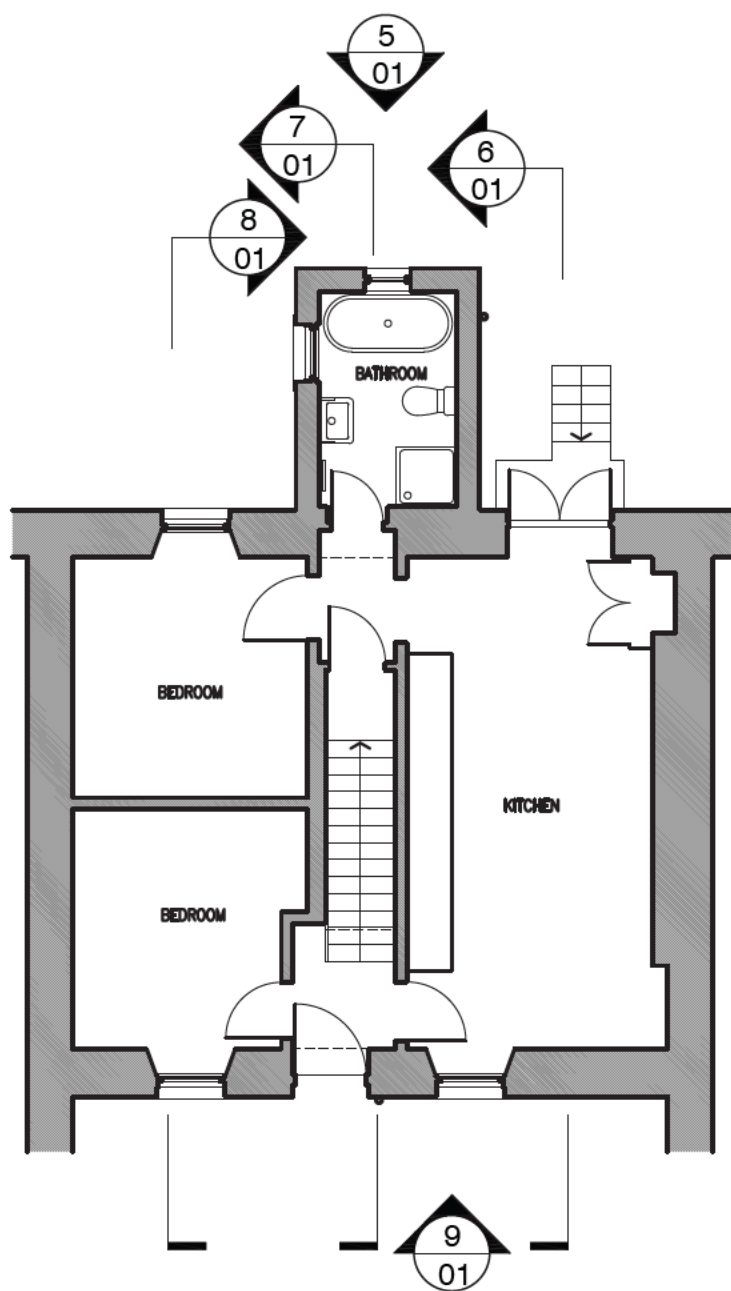
ii. Obscure Glazing

Prior to the occupation of the 1<sup>st</sup> floor extension hereby approved, the bottom 1.8m of the floor to ceiling windows on each of the side (east) and (west) elevations of this proposed 1<sup>st</sup> floor extension shall be obscurely glazed in accordance with a sample of the obscure glazing to be submitted to and approved by the planning authority prior to its installation. The obscure glazing of the windows shall accord with the sample so approved and thereafter it shall remain obscurely glazed unless otherwise approved by the Planning Authority.

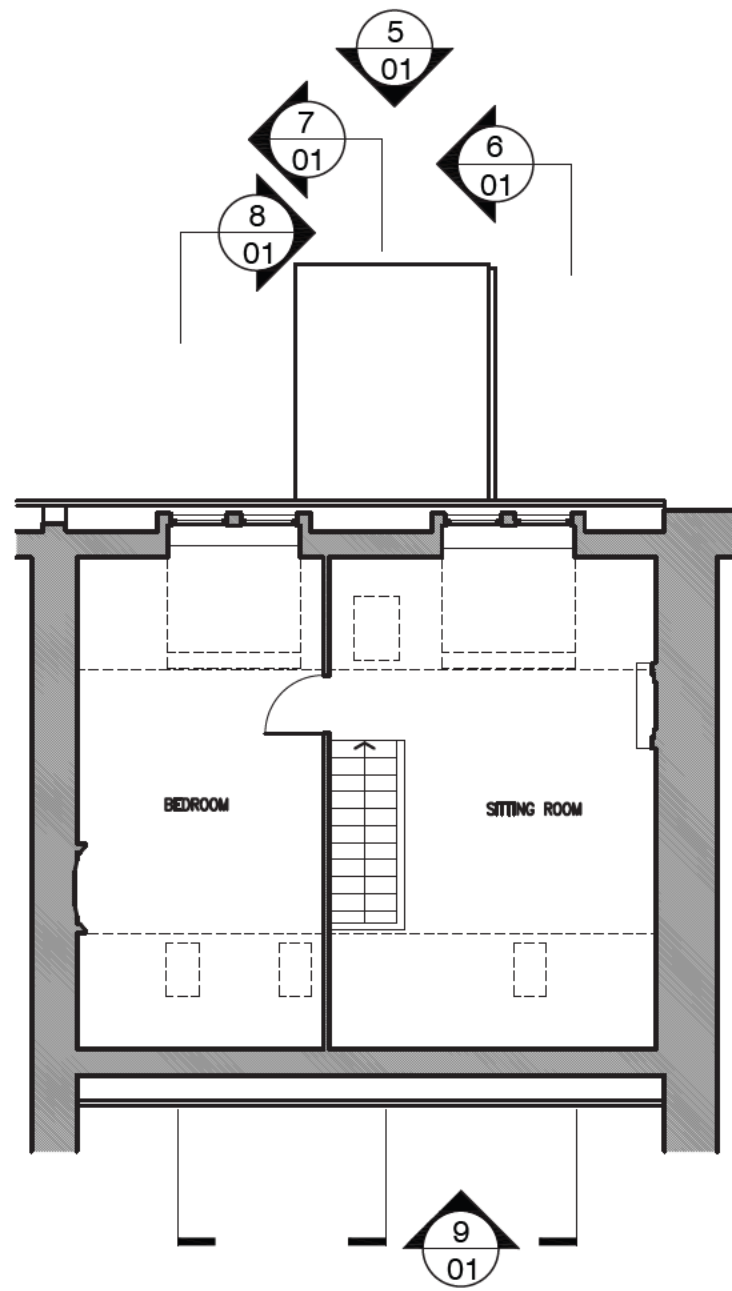
Reason:

In order to safeguard the privacy and amenity of the occupants of the neighbouring house to the east and west.

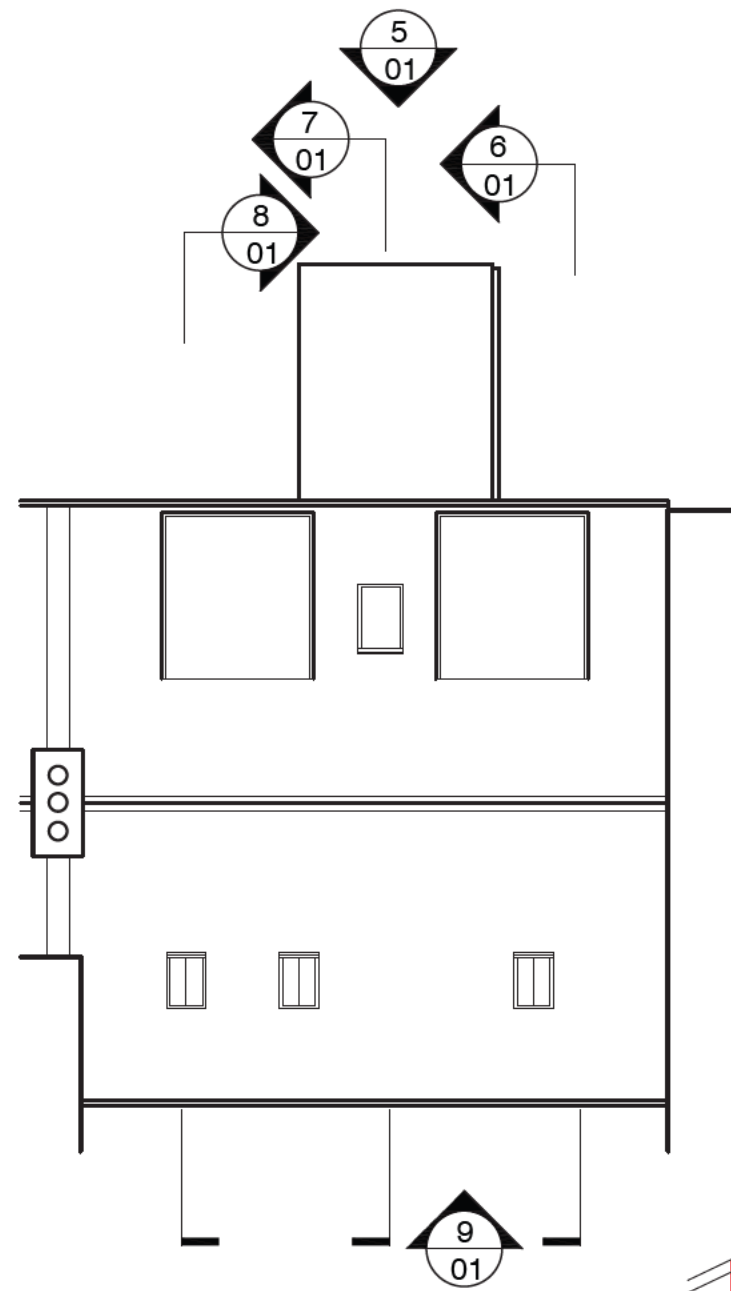




1 Ground Floor Plan as Existing  
Scale 1:100



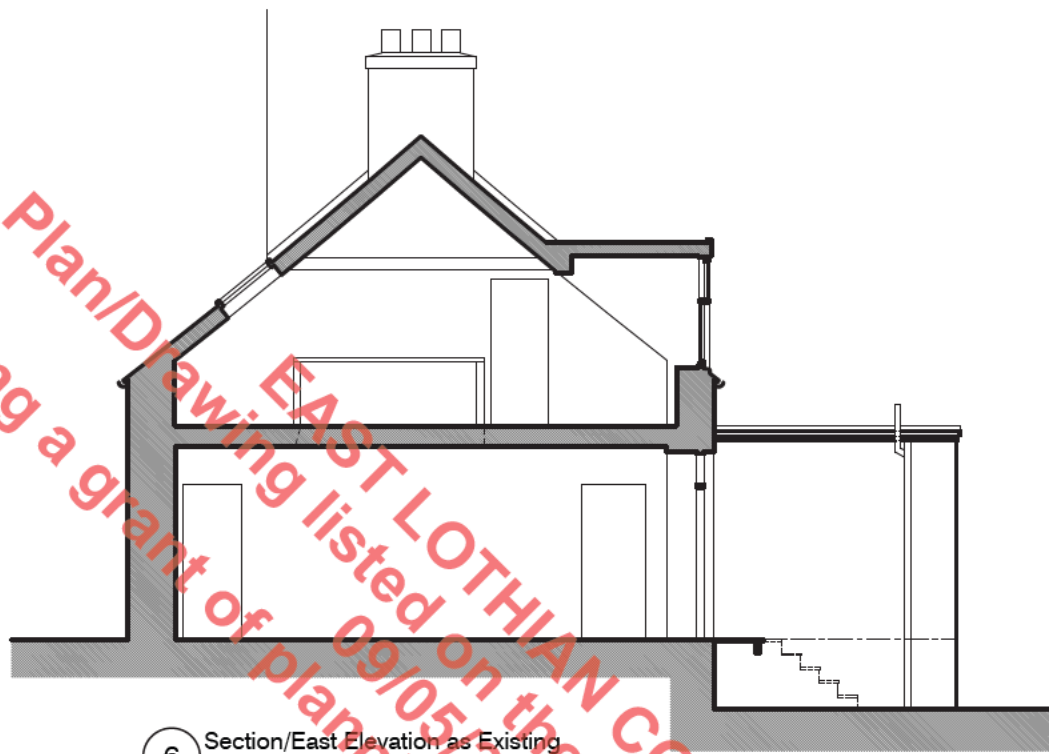
2 First Floor Plan as Existing  
Scale 1:100



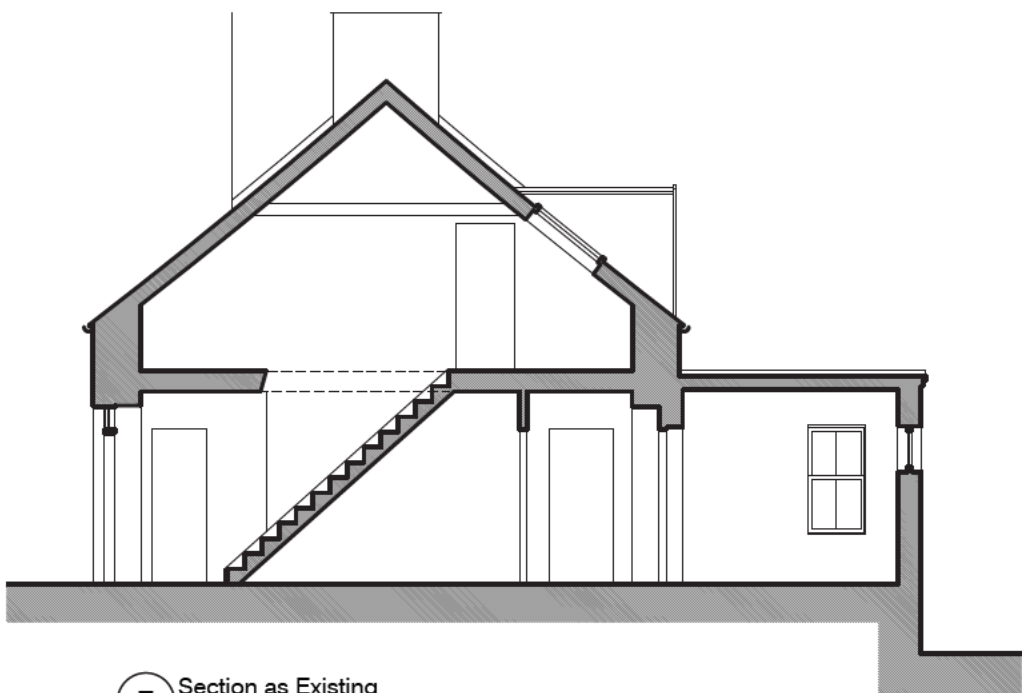
3 Roof Plan as Existing  
Scale 1:100



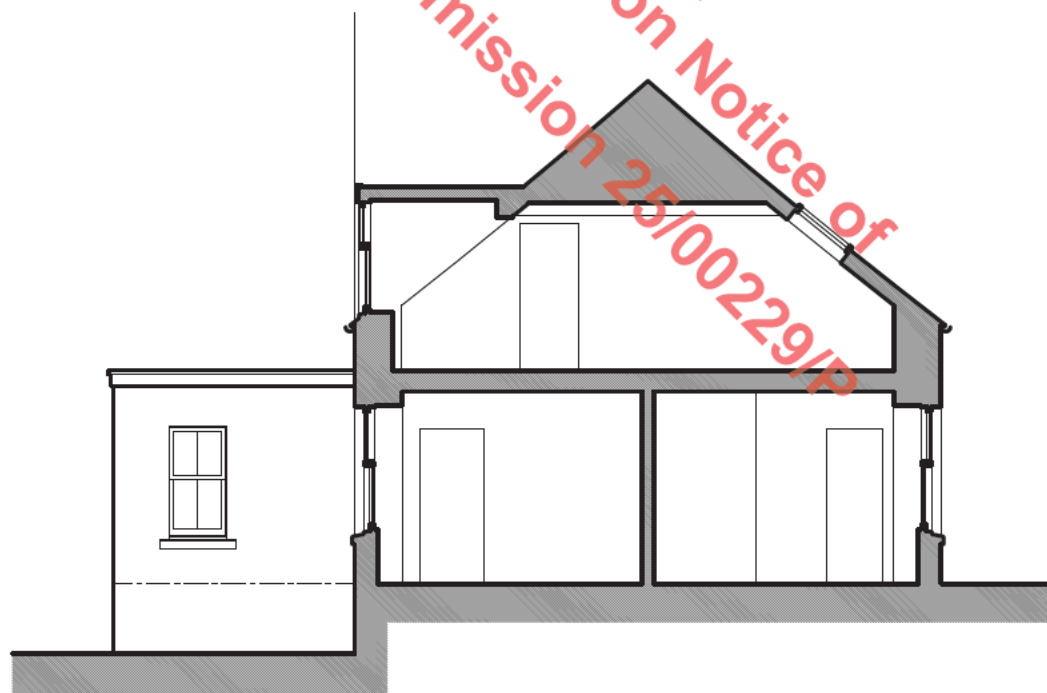
5 North Elevation as Existing  
Scale 1:100



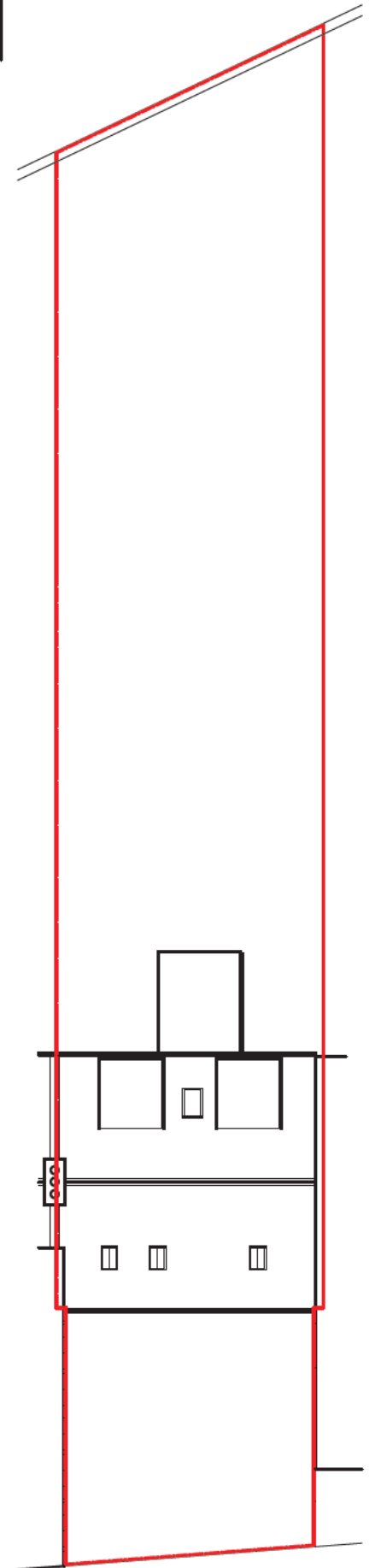
6 Section/East Elevation as Existing  
Scale 1:100



7 Section as Existing  
Scale 1:100



8 Section/West Elevation as Existing  
Scale 1:100



4 Site Block Plan as Existing  
Scale 1:200



9 South Elevation as Existing  
Scale 1:100

0 1 3 5m  
Scale 1:100

0 2 6 10m  
Scale 1:200



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Project Address:  
**16 Forth Street North Berwick EH39 4HY**

Project Title:  
**Alterations and Extension to House**

Title:  
**Existing Plans Elevations Sections**

Drawing Number:  
**2456-01**

Paper Size: **A2** 1st Issued: **February 2025**

Stage/Purpose of Issue:  
**PLANNING**

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Project Address:

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Project Title:

**Alterations and Extension to House**

Title:

**Site Location Plan**

Drawing Number:

**2456-03**

Paper Size:

**A4**

1st Issued:

**February 2025**

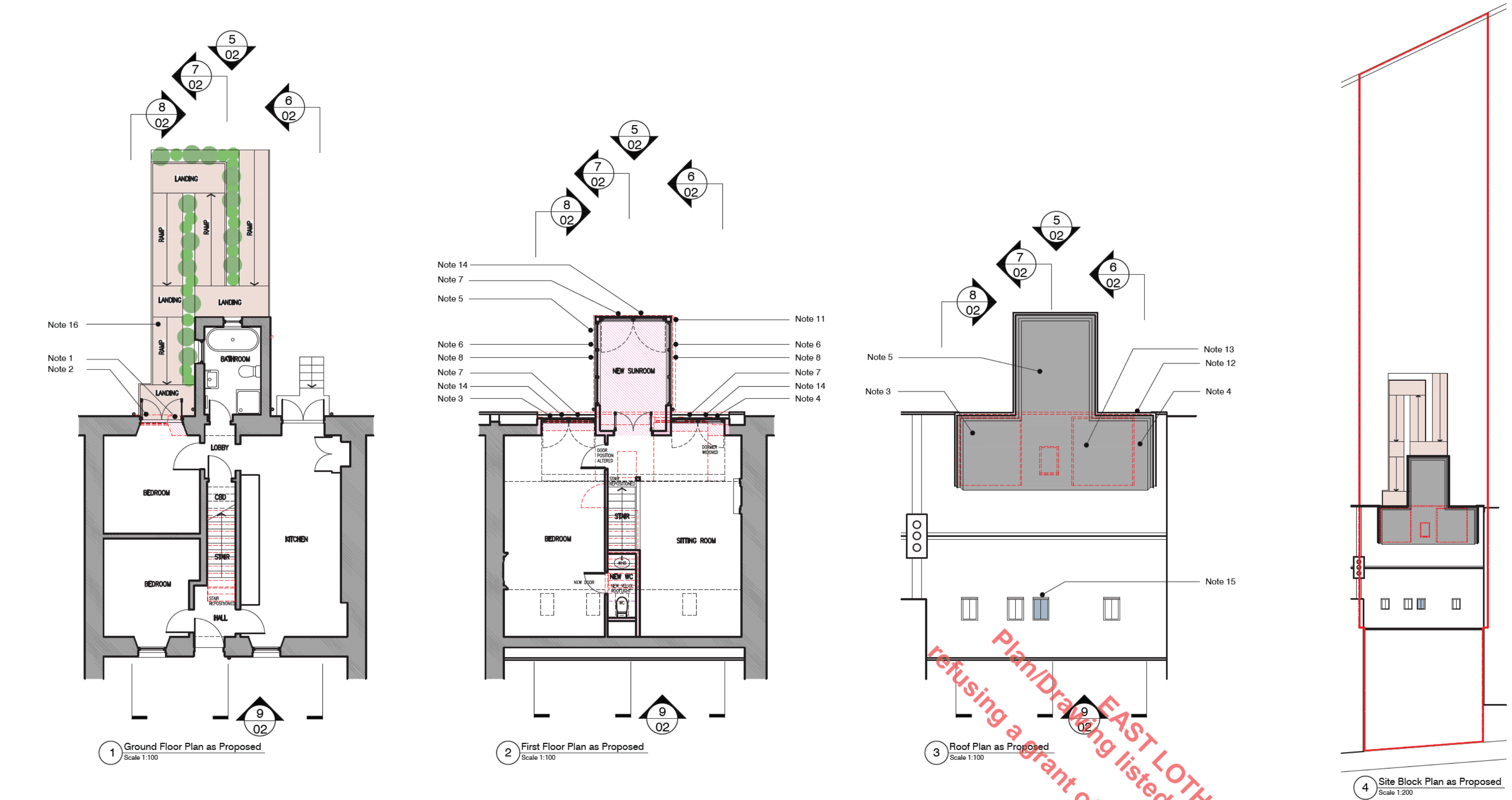
Stage:

**INFORMATION**

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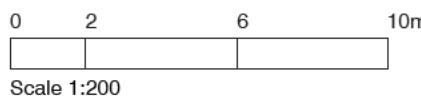
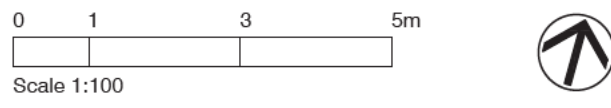
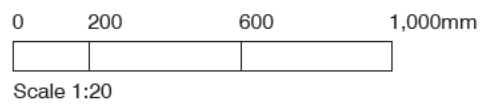
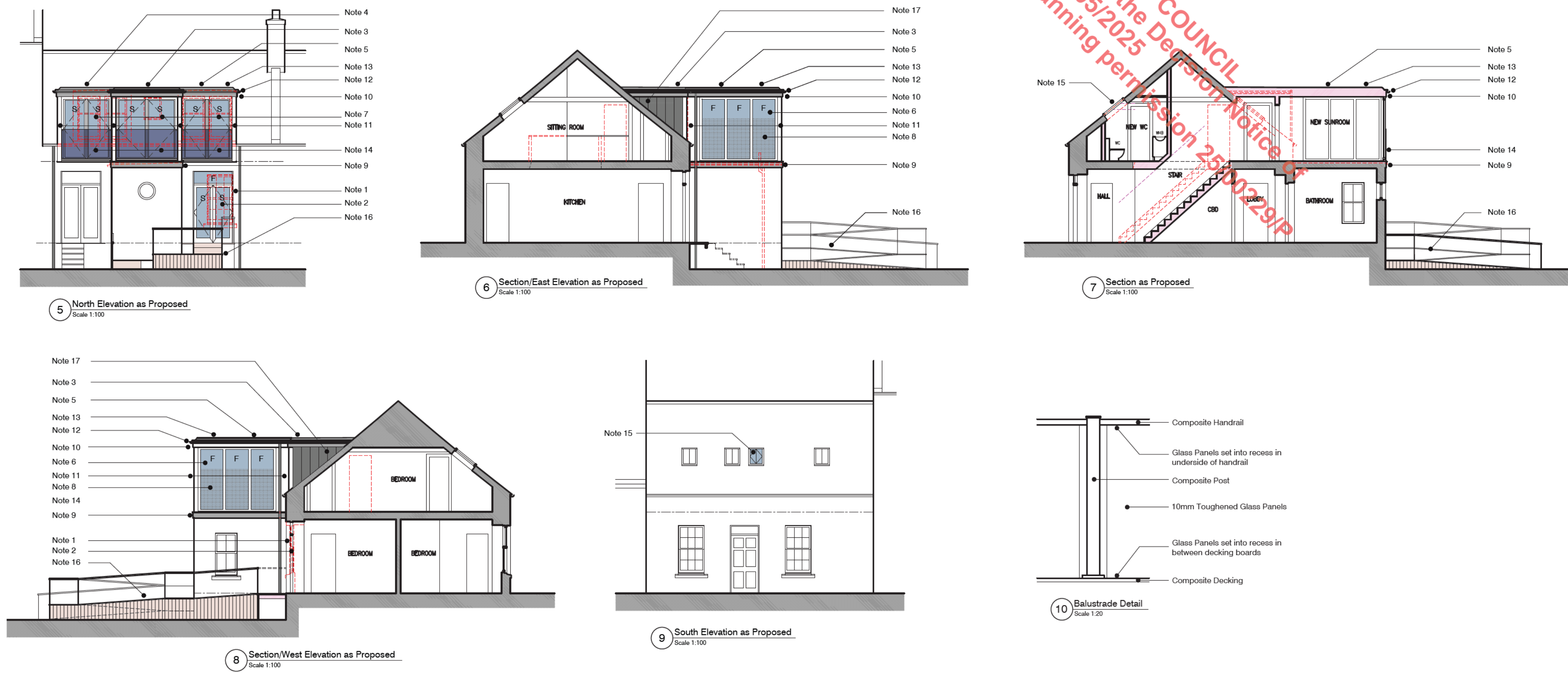


#### Notes

- Existing window opening enlarged for new french doors, new stone surrounds.
- Timber side hung glazed french doors with fixed fanlight, colour white.
- Existing dormer window replaced.
- Existing dormer window replaced and repositioned.
- New sunroom extension above existing bathroom.
- Timber fixed glazed screens colour white.
- Timber side hung inward opening glazed screens colour white.
- Obscure glazing to 1.5m from floor level.
- Composite board cladding trim to base of sunroom, colour grey.
- Composite board cladding to fascias, colour grey.
- Composite board cladding to corners and junctions, colour white.
- UPVC half round gutters and downpipes, colour grey.
- Alutra roof membrane, colour grey.
- Barriers, frameless glass panels with stainless steel standoff fixing bolts.
- Velux conservation rooflight ref CK04 980x550mm, centre pivot reversible, aluminium faced, colour grey.
- New access ramp and platform in composite decking boards with composite posts and handrails, and with glass infill panels.
- Composite board cladding to dormer cheeks, colour grey.

#### Key to Door/Window Opening Methods

- T Top Hung,  
S Slide Hung,  
F Fixed Pane,  
SL Sliding,  
BF Bi-fold.



Revision A 11 March 2025  
Drawing revised as required by planning department to register application.

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Project Address:  
**16 Forth Street North Berwick EH39 4HY**

Project Title:  
**Alterations and Extension to House**

Title:  
**Proposed Plans Elevations Sections**

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