

Wraparound box dormer rejected by planners as “harmfully disruptive”

Plans to put a ‘wraparound’ box dormer on the roof of a house in North Berwick have been described as “harmfully disruptive” by planners.

The proposals to expand into the attic of the property on Dunbar Road, would have seen a dormer extension added to the side and rear of the roof of the semi-detached house.

North Berwick Community Council objected to the plans which it said would be out of scale with the rest of the house.

They described the proposed ‘coffee brown’ cladding proposed for the extension as making it “standing out even more from the rest of the building.”

And a single private objection said the extension was “over-scaled and disproportionately large” adding it would “un-balance the building”.

The proposed extension would allow the creation of a master bedroom with ensuite in the attic space of the house floor plans revealed, however, planners said the addition would be visible from the street.

Initial plans included a front extension but were reduced to the side and rear of the property.

Planners said that despite the changes it was still felt the proposals were too big for the street.

They said: "Despite its reduced size the proposed side component of the wrap around dormer would be readily visible from Dunbar Road and from the sports pitch beyond.

"In these views the proposed box dormer would, due to its colour, size, scale and "box like" wrap around form, dominate and harmfully disrupt the hipped roof component of the applicants' house.

"It would not be of a size, form, proportion and scale appropriate to the house and consequently would not be in-keeping with or compliment the character and appearance of the house.

"Therefore, by virtue of its architectural form, size, material, design and positioning the proposed wrap around dormer would be harmful to the character and appearance of the applicants' house, the pair of semi-detached houses of which it is a part and harmful and to the streetscape."

By Marie Sharp Local Democracy Reporter