

Development Management Committee

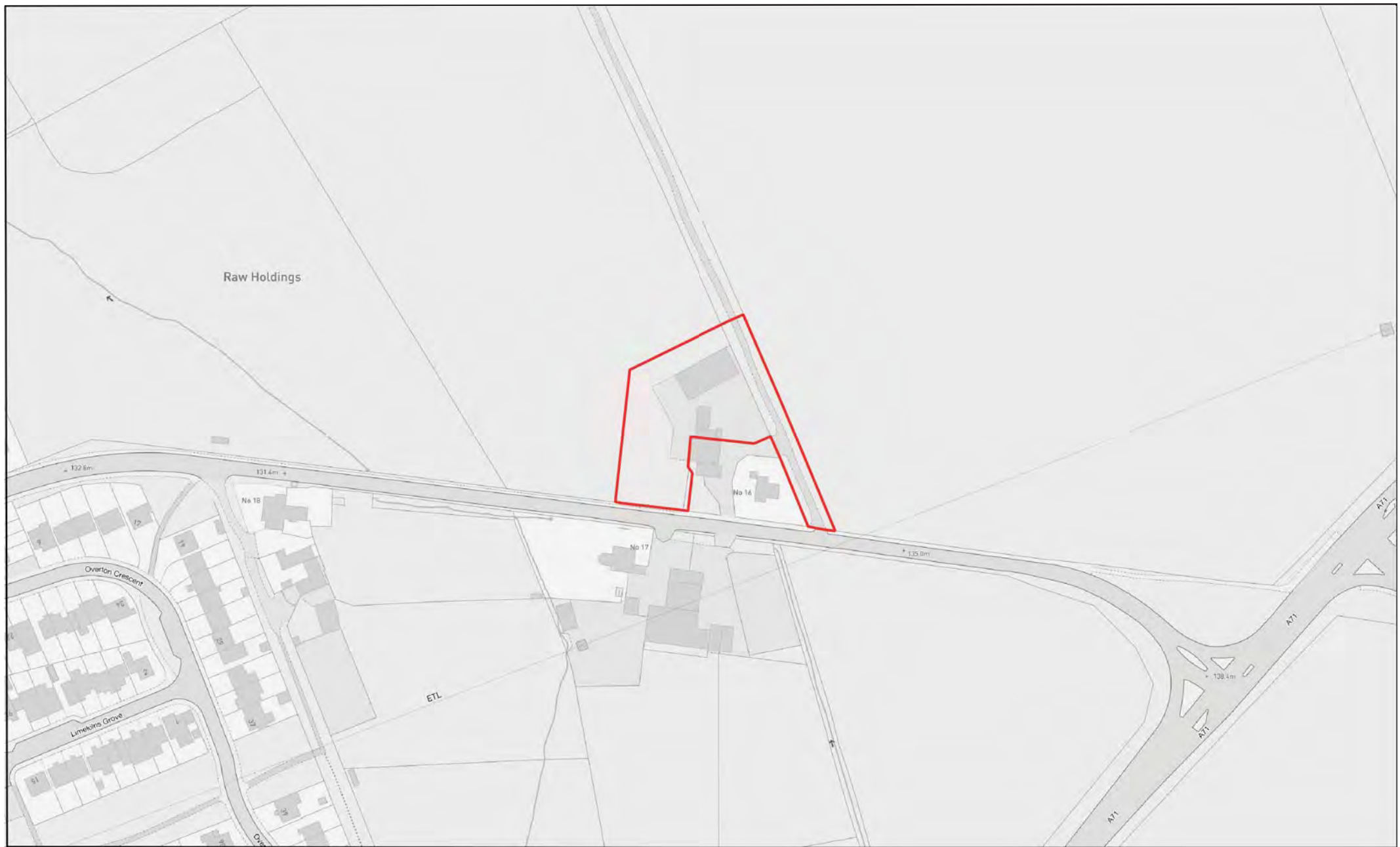
16 November 2022

Item 05 - Application : 0583/P/22

Planning permission in principle for the erection of 6 houses

16 Raw Holdings / East Calder / EH53 0JN







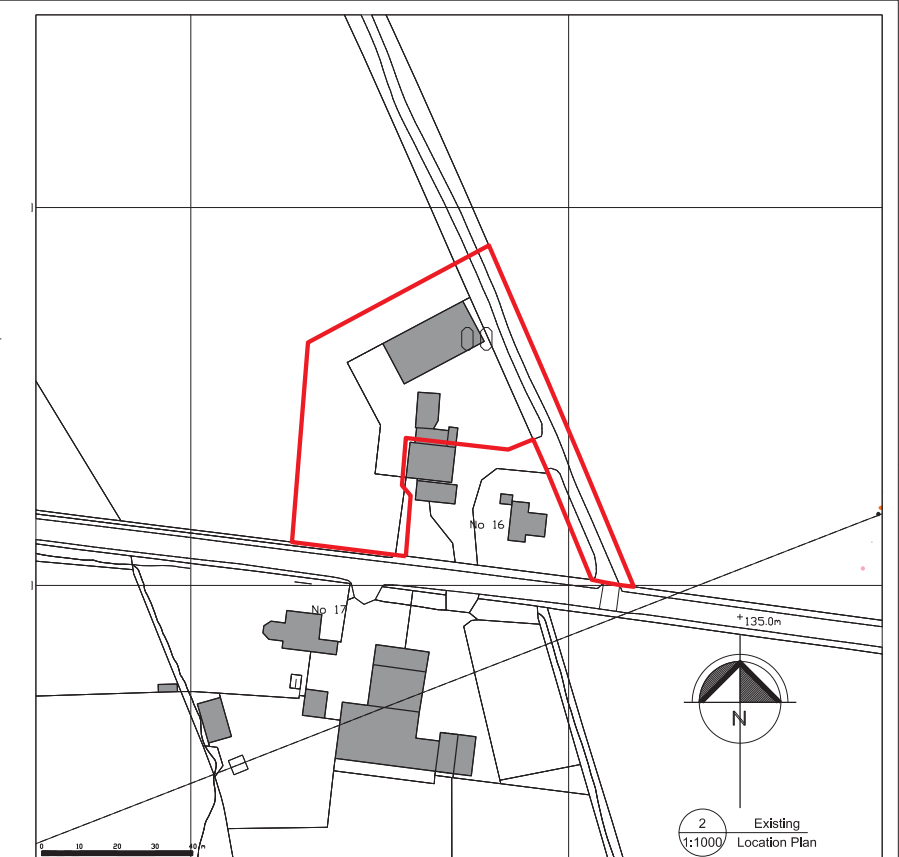
C A L A H O M E S

1 6

No 16

No 17

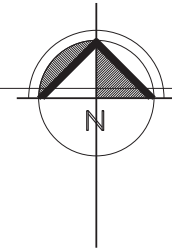
This is an aerial map of the Calahomes area. A red-outlined parcel is highlighted, containing several buildings. A green line runs diagonally across the map. The text 'C A L A H O M E S' is visible in the upper left. Other labels include '1 6' and 'No 16' near the red-outlined parcel, and 'No 17' near a building in the lower left.



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POTENTIAL FUTURE DEVELOPMENT

CALA HOMES

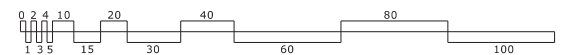


- Denotes Land being developed by Cala Homes
- Denotes Land under ownership of applicant
- Denotes boundary of application site

SITE AREAS

Site Area total - 5064.6 Sq. m or 0.506Ha
 Application Area - 3720.8 Sq. m or 0.372Ha
 Residual Area (blue)- 1344.8 Sq. m or 0.134Ha

REV.	DATE	DRAWN	DESCRIPTION
REVISIONS			
0	2	4	10
1	3	5	15
2	6	8	20
3	9	11	30
4	12	14	40
5	13	15	60
6	16	18	80
7	19	21	100



CLIENT: Mr David Dickson
 JOB: New housing development
 16 Raw Holdings, East Calder
 DRAWING: Existing Site plan
 DRAWNER: JOB NO 0021 DR NO PL01
 DATE Mar 22 REV SCALE 1:500

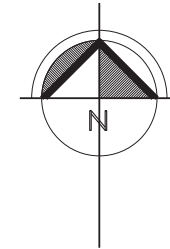


ROBERTSON ARCHITECTURE & DESIGN

+135.0m

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POTENTIAL FUTURE DEVELOPMENT



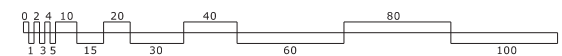
- Denotes buildings being removed
- Denotes Land being developed by Cala Homes
- Denotes Land under ownership of applicant
- Denotes boundary of application site

SITE AREAS

Site Area total - 5064.6 Sq. m or 0.506Ha
 Application Area - 3720.8 Sq. m or 0.372Ha
 Residual Area (blue)- 1344.8 Sq. m or 0.134Ha

REV A	Jun 22	ER	Site layout amended further to discussions with planning dept.
REV.	DATE	DRAWN	DESCRIPTION

REVISIONS



CLIENT: Mr David Dickson
 JOB: New housing development
 16 Raw Holdings, East Calder
 DRAWING: Proposed block plan
 DRAWNER JOB NO0021 DR NOPL02
 DATE Mar 22 REV A SCALE 1:500



ROBERTSON ARCHITECTURE & DESIGN



CALA HOMES

PLOT AREAS

PLOT 1 - 264.0 Sq. m	Type B - 84.2 Sq. m	% split 68 / 32
PLOT 2 - 264.0 Sq. m	Type C - 84.0 Sq. m	% split 68 / 32
PLOT 3 - 326.8 Sq. m	Type C - 84.0 Sq. m	% split 75 / 25
PLOT 4 - 361.8 Sq. m	Type C - 84.0 Sq. m	% split 77 / 23
PLOT 5 - 305.0 Sq. m	Type A - 87.1 Sq. m	% split 72 / 28
PLOT 6 - 327.1 Sq. m	Type A - 87.1 Sq. m	% split 74 / 26

Open Landscaped communal areas - 391.3 Sq. m

Current house types shown have footprints circa 84-87 Sqm or 900/930 Sqft taken over two storey's turns out at 168 Sqm or 1808 Sqft, typically a 4/5 bedroom house

Proposed location of services / drainage falls brought to edge of development boundary

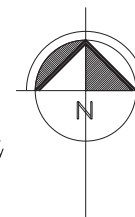
Location of proposed access barrier to limit vehicular movement down NCR 75

Existing secondary yard access to be stopped up to facilitate turning head, barriers placed here to stop vehicles but encourage walking / cycling

Existing access road / cycle route to receive street lighting as part of the masterplan arrangements with CALA

New turning head proposed along with visitor parking at end of new access road

Existing access road which is also the National cycle route 75 is owned by the applicant who has existing access right to the entirety of his property via two separate entrances serving existing yard space



Proposed dwellings kept minium of 12m away from side elevations of Cala homes

Communal space sitting area

Landscaped area / development edge of Cala housing site

Detached double garage

Dual Frontage dwelling to address new access road and also face towards Langton Road

Landscaped edge of development

Outbuilding 2

Outbuilding 1

16 Raw holdings

LANGTON ROAD

Existing access to holding

Existing access farm Yard / NCR 75

17 Raw holdings

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SITE AREAS

Site Area total -	5064.6 Sq. m or 0.506Ha
Application Area -	3720.8 Sq. m or 0.374Ha
Residual Area (blue)-	1344.8 Sq. m or 0.132Ha

REV.	DATE	DRAWN	DESCRIPTION
1	JUN 22 20		Layout altered to facilitate raw access point from Langton Road
REVISIONS			
CLIENT: Mr David Dickson			
JOB: Raw housing development			
DRAWING: Indicative Site Plan - 6 dwellings			
DRAWN: JDR (05/22) BY: NDL/22			
DATE: May 22 REV: A SCALE: 1:1250			









