

EXTENSION TO CALDER HOUSE, SETTLE ROAD, BOLTON BY BOWLAND

CERTIFICATE OF LAWFULNESS

SUPPORTING STATEMENT

SEPTEMBER 2025

A PREAPP enquiry was submitted to RVBC in June this year for a single storey flat roof extension and other alterations to Calder House, Settle Road, Bolton by Bowland.

The outcome of the application was an objection to the flat roof design of the extension. There was also a request for timber replacement windows to the property.

Given the limitations of the existing property making it difficult to achieve a sizeable extension without a flat roof, and the resistance to the use of timber windows requiring ongoing maintenance, this led us to check if the property had retained permitted development rights to facilitate an alternative approach to altering the property moving forwards.

An enquiry to the planning department was raised to identify if any historic planning applications were available for review. Two applications were subsequently identified, 3/78/0178/D and B0/1518. These applications were subsequently checked to confirm there is no reference to the removal of permitted development rights to the property.

The above led us to permitted development guidance to establish what is achievable without the need for planning permission. The extract below highlights the points relevant to this application, namely the flat roof and the materials for the windows.

## **Conditions**

### **A.3 Development is permitted by Class A subject to the following conditions-**

- (a) the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse**

The condition above is intended to ensure that any works to enlarge, alter or improve a house result in an appearance that minimises visual impact and is sympathetic to existing development. This means that the materials used should be of similar visual appearance to those in the existing house, but does not mean that they need to be the same materials.

For example:

- the external walls of an extension should be constructed of materials that provide a similar visual appearance - for example in terms of colour and style of brick used - to the materials used in existing house walls.
- a pitched roof on an extension should be clad in tiles that give a similar visual appearance to those used on the existing house roof. Again, colour and style will be important considerations; flat roofs will not normally have any visual impact and so, where this is the case, the need for materials of similar appearance should not apply.
- it may be appropriate to replace existing windows with new uPVC double-glazed windows or include them in an extension even if there are no such windows in the existing house. What is important is that they give a similar visual appearance to those in the existing house, for example in terms of their overall shape, and the colour and size of the frames.

The requirement for similar visual appearance does not apply to conservatories.

The proposed extension is within size and height limits of permitted development for a detached property. We are aware that to meet the requirements of permitted development the materials need to be in keeping with the existing.

The walls will be built in natural local stone to match the existing. Regarding the use of a flat roof, point 2 above, clearly states that flat roofs have no visual impact so the materials do not need to have a similar appearance to the existing roof.

Regarding the windows the existing property has a mix of timber and aluminium windows, see photo below.



Point 3 above clearly states that alternative materials for the windows are acceptable providing they have a similar visual appearance to those in the existing property. The accompanying drawings to this application illustrate that the Residence R9 heritage style UPVC windows proposed demonstrate a similar appearance to timber with frame profiles, mouldings and finishes designed to replicate timber frames. Hence this window type should be considered acceptable without the need for planning permission.

The accompanying drawings demonstrate the size, height and use of materials are within the guidance of permitted development and, as such, a Certificate of Lawfulness should be issued for this application accordingly.