

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 27 November 2025 12:05  
**To:** Planning  
**Subject:** Planning Application Comments - 37854/3/2025/0766 FS-Case-769040133

[REDACTED]

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**Planning Application Reference No.:** 37854/3/2025/0766

**Address of Development:** Calder House Settle Road Bolton by Bowland BB7 4NT

**Comments:** On behalf of the [REDACTED], I write in support of planning application reference 37854, which seeks permission for proposed alterations and improvements to site access, alterations to elevations, creation of annex accommodation and associated works at Calder House, Settle Road, Bolton by Bowland, BB7 4NT.

[REDACTED] national expertise in ancillary and modular residential development underlines the value of proposals such as this, which make efficient use of existing residential plots and provide flexible living solutions for households. The creation of annexe accommodation, as described in this application, supports multigenerational living and offers a sustainable response to housing and care pressures, without necessitating large-scale new development. Our experience demonstrates that well-designed annexes, when appropriately sited and scaled, remain clearly ancillary to the main dwelling and do not result in the creation of a separate planning unit.

We note the proposed improvements to site access and alterations to elevations, which should be carefully considered to ensure they are sympathetic to the character of Calder House and its surroundings. It is important that the annexe remains subordinate in scale and function, with access arrangements reinforcing its ancillary status and preventing any risk of future separation from the main dwelling. These considerations are consistent with established planning principles and help safeguard the integrity of the main residence.

[REDACTED] encourages Ribble Valley Borough Council to continue developing supportive policies for ancillary accommodation in future iterations of the local plan. The positive impacts of such accommodation are evidenced in Ireland and California, where similar approaches are helping to relieve housing pressures and support family cohesion. For further information on the benefits of annexe accommodation, please [REDACTED]

We trust that the Council will recognise the merits of this proposal and the broader benefits of ancillary accommodation in meeting local housing needs in a sustainable and responsive manner.