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HB106/SA/AM/EW

22nd October 2026

Planning Department
Ribble Valley Borough Council
Council Offices
Church Walk
CLITHEROE
Lancs
BB7 2RA

Dear Sirs

Re Development at the Old Garage Site, Dunsop Bridge
planning approval ref: 3/2022/0082

Please find enclosed on behalf of our client, The Duchy of Lancaster, a variation of condition planning application in respect to the original planning approval ref 3/2022/0082 for the redevelopment at the Old Garage Site, Dunsop Bridge.

The application is presented to capture several amendments to the original detail following assessment of both the overall cost of the project and the benefit to impact a reduced scheme could offer to both the site and context of surrounding properties.

For clarity we confirm that the following amendments have been incorporated into the enclosed revised drawings:-

- The overall height of the hub building has been reduced together with the level and pitch of the proposed roofs to the single storey wrap around elements.

- All of the roofs to the hub are to be finished with reclaimed natural blue grey slate which the Duchy have in storage, recently removed from a project at Lancaster Castle. Within the roof construction detail, both slopes of the main double storey building will include "in line" photovoltaic panels, 18no Viridian 445 watt, dual glass, all black panels to each side of the roof (36no in total). These panels will generate electricity which will be stored in 5no GIV energy 3.4 kW H/V stackable lithium batteries (17kw installed capacity). This is estimated to provide 11,340 kWh's/yr of the estimated annual building requirements of 25,000 kWh's/yr. Full details of the panels are enclosed as part of the application information. Note: these PV panels replace those previously approved on the lower zinc roof over the WC's.

- The two side "extensions" to the main hub are now shown as a slate finish at a similar pitch as the main roof. This detail is extended further, with a traditional pitched slate roof to the toilets / plant room area, reducing the scale and mass of the rear area of development.

- The previously approved link roof from the hub to the existing chapel has been omitted as it is felt that the simplicity of the two separate buildings is more appropriate to Dunsop Bridge. A formal entrance to the hub has been introduced with a simple roof detail and feature timber truss and post detail to the west elevation as indicated. The timber will all be for a paint finish to match the window / door frame colour.

- The external material finish to the hub building has been amended to reflect a more traditional solution. The proposed detail retains full stone facing to the main north and south gables and stone base plinth and a cut stone cill around the footprint of the building. Elevations above the cut cill detail, the building will be finished with horizontal boarding. The boarding will feature a lapped edge to conceal the fixings / connection and will feature a waney bottom edge to all the boards. The horizontal timber boarding is to be paint finished in "Egyptian Grey", samples and details of the boarding and specified colour are included within this application.

- All windows and doors are to be prefinished timber (accoya) with fenestration sub division as detailed on the submitted elevation detail.

- The previously approved detached plant room / storage area has been omitted from this updated application and a small extension to the side of the WC's has been incorporated to allow for a small plant room which forms part of the hub building.

- The approved ground source heating and boreholes have been replaced with air source heat pumps which will be positioned to the back of the new fence line to Forge House, adjacent to the plant room area.

- The chimney stack to the south elevation has been omitted and a log burning stove and flue have been introduced in lieu. This now allows for a stove to be incorporated within the hub, creating a welcoming feature.

- The gardens to No1 and 2 Ivy Cottages will be reinstated to their original length (now the detached plant room has been omitted).

- Overhanging eaves and verges have been introduced to the hub building to provide an overhang and shadow line to match the surrounding properties. This gives a better strength detail to the roofs and adds local distinctiveness and character.

We trust that all the details required to determine this application are attached to this submission and that if there is any further detail or clarification required, it will be requested by return.

Yours faithfully,
Erica Wright Architecture Ltd

[redacted]

Erica Wright
Chartered Architect

Enc Application form
HB106 / 1005C – 1009C inc
Updated D&AS
Application fee
Viridian PV brochure and data sheet
Waney edge horizontal boarding detail
Sample of "Egyptian grey" paint finish