



**Conversion of redundant barn, store and
stables to residential
on land adjacent to
Shepherds Fold,
Finwood Road,
Rowington,
Warwick CV35 7DF**

**PLANNING and DESIGN STATEMENT
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1. INTRODUCTION

- 1.1 The application seeks planning permission for the conversion of a redundant former barn and stables building into a modest single storey dwelling with mezzanine floor in part of the main barn. The barn and stables building are located on land located adjacent to Shepherds Fold, Rowington, Warwick CV35 7DF.
- 1.2 The site lies to the north of Finwood Road. A private drive provides access to the application site and to Shepherds Fold, a substantial detached dwelling. The application site lies to the east of the main dwelling.
- 1.3 The barn already benefits from planning permission is to be converted to a dwelling under planning approval W/21/1994.
- 1.4 This statement will demonstrate that the proposed barn and stables conversion accords with both national and local planning policy and that there are no material considerations that would indicate otherwise.
- 1.5 The current proposal has been designed by Intelligent Residential Design. Drawings Nos. PA/00 - PA/05 inclusive, together with specialist ecological and bat documentation support the application. The proposal is fully informed by the Council's Historic Buildings Guidance: Agricultural Buildings and Conversion – Barns.
- 1.6 In 2020 two applications were submitted for the conversion and extension of the barn and stables, one application was refused and the other withdrawn. A 2021 scheme for the conversion of the barn (Ref. W/21/1994) was approved with conditions.

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- 1.7 In 2022 an application Ref. W/22/1937 to convert the stables building into a one bedroom dwelling was submitted however the application was refused. The reason for refusal will be discussed in full later in the report however the refusal was based on failing to provide sufficient enhancement of the immediate setting.
- 1.8 The current scheme represents a sensitive approach, fully compliant with national policy, the Development Plan and design guidance.

2. SITE AND SURROUNDINGS

- 2.1 The site is located within the parish of Rowington. Rowington Parish is a rural part of the District with a low population typically living in villages or hamlets and in a gently undulating landscape where agriculture dominates. It is very well located, being only 5 miles north-west of Warwick and 5 miles south-west of Kenilworth. The M40 is nearby. The nearest train station is at Lapworth which can be accessed on foot along the Grand Union Canal. The Heart of England Way, a long-distance footpath, runs through the village of Rowington.
- 2.2 The village of Rowington, really two separate clusters of properties, had a population of 944 in the 2011 Census. The village, formed of Rowington Green and Rowington Church, is loosely formed and without a village core. There may no longer be a school but there are public houses, a village hall and the Rowington Club as well as a cricket ground. The village has a wide and active range of groups and associations and contains a wide range and number of facilities and services. The village has medieval origins, and the Parish Church of St. Laurence has existed since at least medieval times, possibly the 12th Century. There are historic associations with Catherine Parr in Tudor times and with William Shakespeare's family. It is an attractive place to visit with National Trust properties within reach and two canals (Stratford-upon-Avon Canal and Grand Union Canal) for residents and visitors to enjoy. Local employment is limited, though many work from home, even in pre-covid times this was a strong feature of the local employment picture. It is a popular place to live and commuting by train or car is significant given the good linkages to the national and local road and rail network.
- 2.3 The application site is located to the west of Rowington Green on the opposite side of Old Warwick Road. The barn is positioned towards the end of a private drive, whilst the stables building is positioned

part way along, with the store linking the two. The private drive which runs north-west from Finwood Road and serves only the Shepherds Fold grouping of buildings. Shepherds Fold is a substantial and attractive dwelling set in extensive landscaped grounds with swimming pool, lawns, and mature trees as well as agricultural land.

- 2.4 The site is not readily visible from the public domain. It is set back from the road and can be seen only at close quarters from private land. Trees, hedges, and roadside vegetation screen the group of buildings. Access is from a single point by way of high wrought iron gates which provide a secure access. As well as Shepherds Fold, there is also garaging, which also lies outside the application site.
- 2.5 The application site is elongate with vehicular access at the southeast end. To the west of Shepherds Fold is another private dwelling group set in very substantial grounds. To the east and south as well as to the opposite side of Finwood Road is agricultural land laid to grass. Large fields of grazing land are characteristic of the locality.
- 2.6 The application site includes the driveway from the public road and an area of hardstanding opposite and to the southwest of the stables as well as land to the northeast of the main barn.
- 2.7 The buildings to be converted, although all attached can be identified in three distinct parts. The barn, the stables and a connecting store.
- 2.8 The redundant red brick barn is largely a simple tall rectangular form with a pitched roof. The original tiles have been removed and concrete tiles replace the original clay ones. Attached to the western end of the barn is a single storey irregularly shaped element also in red brick and clad with concrete roof tiles. The building as a whole is of single-skin brick construction. There is no corbelling at the eaves, though this is seen on the stable building outside the application site. There is a dentil course on the gables of the main barn immediately

beneath the clipped verge. There are several areas of patterns in the brickwork to provide air vents.

2.9 Openings in the barn are limited. There are timber wagon doors on the north and south elevations. The north elevation has no further openings. The south elevation has two further doors, one providing access into the single storey part of the building and the other modest door with arched lintel to the west of the wagon opening. The interior space is not sub-divided though there is a stair to a partial upper level to the east. There is no internal access between the main barn and the two low single storey elements namely the stables and the store building. All the doors are solid timber and painted white. A high brick wall links the stables and the barn forming a small hard surfaced courtyard.

2.10 It is understood that in the past the barn was used for the storage of apples, as the original farm was an apple farm. The large number of ventilation holes in the walls may reflect this particular use. The applicant has, over many recent years, used the barn as ancillary domestic storage, however this is no longer required, and it is currently redundant. A games room is located to the north of the barn but has not been used for some years and is in declining condition as it has not been a priority for the applicant. Aerial photos shown that its flat roof is being slowly colonised by shrubs. Garaging is located opposite closer to the dwelling.

2.11 The redundant stable building is a simple rectangular brick-built form with a tiled and pitched roof. The stables are connected to the large barn by a small store. The stables building is of single-skin brick construction with red concrete roof tiles with corbelling at the eaves.

2.12 Openings are limited. There are two stable doors and a double cart door (all timber) and a small window on the front elevation and no openings to the rear. A high-level window is located on the gable

facing south. All the doors and windows have arched lintels. The interior space is divided into three equal spaces. There is no access from the stables to the store, it is accessed from outside on the south elevation.

- 2.13 The stables have not been in use for many years, but the building has been maintained.
- 2.14 Linking the barn and the stables is a modest store (an area originally used for the storage of apples when an apple farm). The rear of the store is a red brick single skinned wall with an opening to access the rear. This is reached by internal steps. The roof is sloped with tiles and the front is enclosed by timber doors.

3. THE PROPOSAL

- 3.1 The application proposes the complete removal of the games room building. The area of hardstanding to the rear of the barn and rear of the stables is also to be removed.
- 3.2 It is proposed to convert the existing disused barn, store and stables to form a modest dwelling with four bedrooms, with an open plan living/dining and kitchen area. The dining and kitchen area will be full height. An ensuite bedroom will be located above the living space and a utility/Boot room and w/c are located off the kitchen area.
- 3.3 Three further bedrooms, one ensuite, will be located in the former stables building, whilst a new entrance hall and bathroom will be located in the former store.
- 3.4 The proposed dwelling would be part single storey and part two-storey. It is proposed to introduce one new door opening in the rear wall of the small store attached to the main barn. No new openings are proposed in the external walls of the barn or stables building. Openings would be retained with the wagon doors fully glazed to provide light into the main living area. A timber solid door will provide entrance to the kitchen and a full height window will provide light into the utility/boot room where a door currently is located.
- 3.5 The provision of an upper level above the living area will provide for a master bedroom with ensuite. The master bedroom would be accessed by a spiral stair off the dining area. The roof would remain tile clad without interruption apart from one modest rooflight on the rear elevation (north) providing necessary and limited ventilation and light to the master bedroom. One roof light is proposed to the rear roof of the stables building to provide light to the hallway.

- 3.6 Access to the ground floor would be via an entrance hallway created in the former store between the barn and the stables. This area will also house a family bathroom.
- 3.7 Access to the rear garden area would be through glass doors as part of the wagon door infill arrangement.
- 3.8 The dwelling would be provided with open vehicular parking on the opposite side of the driveway. A car charging point would be provided there, as well as shared waste and recycling bin storage. Bins would be moved to the public road for emptying.
- 3.9 The current application, like the 2021 barn conversion scheme, has been developed from first principles and demonstrably takes on board adopted policy, Warwick Council's detailed guidance and the NPPF, both in terms of the building and all other planning issues.

4. POLICY CONSIDERATIONS

- 4.1 The principle of development is set out in national and local planning policy. Government policy set out in the National Planning Policy Framework (NPPF) from March 2012 confirms the primacy of the development plan and states that there is a presumption in favour of sustainable development. The Framework requires Local Planning Authorities to have development plans in place which are up to date, and which comply with national policy. That position has not changed throughout the periodic updates the NPPF, its latest iteration being dated Sept 2023.
- 4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that the starting point for considering development proposals is the Development Plan and goes on to say that “*the determination must be made in accordance with the plan unless material considerations indicate otherwise.*” Central Government advice is a material planning consideration.
- 4.3 The Development Plan for Warwick is the Warwick District Local Plan 2011-2029, adopted in September 2017. Relevant policies are set out below.
- 4.4 Strategic Policy DS2 (Providing the Homes the District Needs) identifies the need for homes that provide quality and a mix. A mix of homes is specifically identified to meet needs including homes that are suitable for the various groups and needs within the community. There is a need for choice.
- 4.5 Strategic Policy DS3 (Supporting Sustainable Communities) sets out the key issues for achieving and promoting high quality development, including

- delivering high quality layout and design that relates to existing landscape or urban form
- caring for the built, cultural, and natural heritage
- protecting areas of significance including high-quality landscapes, heritage assets and ecological assets
- delivering a low carbon economy and lifestyles and environmental sustainability.

4.6 Strategic Policy DS5 (Presumption in Favour of Sustainable Development) this is overtly linked to the NPPF and says that the Council “will work proactively with applicants to find solutions that mean proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area”. It also confirms that planning proposals that accord with the Local Plan will be approved without delay.

4.7 Policy DS18 (Green Belt) restates that a large part of the District is designated Green Belt. The intention is, amongst other things, to prevent urban sprawl. The policy wording is short and states that national policies will apply. There is clear direction to the NPPF and a clear statement that national policy identifies exceptions to what is deemed inappropriate.

4.8 Policy H1 (Directing New Housing) sets out where housing will be permitted. Limited infill is allowed at Rowington and Rowington Green. Policy H1d) supports proposals in the open countryside where *‘the development would re-use redundant or disused buildings in accordance with Policy BE4 and lead to an enhancement to the immediate setting’*.

4.9 Policy BE1 (Layout and Design) states that new development will be permitted where it positively contributes to the character and quality of its environment through good layout and design.

- 4.10 Policy BE3 (Amenity Development) seeks to prevent unacceptable adverse impact on the amenity of nearby uses and residents. It also seeks to secure the provision of acceptable standards of amenity for future users and occupiers.
- 4.11 Policy BE4 (Converting Rural Buildings) sets out a presumption in favour of the conversion and adaption of rural buildings provided that certain conditions apply, as follows
- the building is of permanent and substantial construction
 - the condition of the building, its nature and location, makes it suitable for re-use or adaptation
 - the proposed use or adaptation can be accommodated without extensive rebuilding or alteration to the external appearance of the building
 - the appearance and setting of the building following conversion protects, and where possible enhances, the character and appearance of the countryside.
- 4.12 The supporting text to Policy BE4 says that rural buildings are an important element of local character of the rural area. The Council is said to be keen to support measures to bring vacant or redundant rural buildings back into productive use. Policy seeks to ensure that original qualities and features are preserved without extensive rebuilding and alteration.
- 4.13 Policy TR1 (Access and Choice) sets out that safe and suitable access is a vital part of delivering high quality development. All developments must include safe and convenient access for all modes of transport.

- 4.14 Policy TR3 (Parking) sets out the need to strike a balance considering location, accessibility (other than by private car), parking provision, the needs of the disabled, cyclists and other users.
- 4.15 Policy NE2 (Protecting Designated Biodiversity and Geodiversity Assets) sets out the Council’s commitment to protect designated areas of national or local importance for biodiversity. Proposals that will destroy or adversely affect, amongst other things, protected, rare, endangered or priority species will not be permitted. Proposals that might affect such assets must be the subject of an ecological assessment which should include an assessment of likely harm and means of mitigation where possible.
- 4.16 In addition to the Local Plan the Council has produced relevant guidance on the conversion of agricultural buildings (SPG).

National Planning Policy Framework

- 4.17 The National Planning Policy Framework (NPPF) is directly relevant, and it is evident that the Local Plan policies most relevant to this case spring directly from the NPPF. The NPPF aims amongst other things to boost housing that comprises sustainable development whilst at the same time attaching great importance to the design of the built environment and advises that good design is a key aspect of sustainable development.
- 4.18 Key parts of the NPPF in this case relate to Green Belt policy, the conversion of rural buildings and the emphasis on sustainable development.
- 4.19 In the Green Belt the construction of new buildings is inappropriate unless the scheme falls into a specific exception. The exceptions are

set out at paragraph 149. They include *'c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.'*

- 4.20 At paragraph 150 it states that *'certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it'*. These include *'the re-use of buildings provided that the buildings are of permanent or substantial construction'*.

5. PLANNING ISSUES

5.1 The adopted Local Plan (LP) and the NPPF support applications for sustainable development. They should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the national or local policies.

5.2 The issues that this proposal raises include:

- Green Belt
- Design and Visual Amenity
- Housing Need
- Ecology
- Other matters

5.3 The starting point in considering this proposal is factual. The barn, stable and store are redundant, disused, and not required for agriculture or equine use. It is located within and is an integral component of a residential curtilage set in an agricultural landscape.

Green Belt

5.4 Most development is inappropriate in the Green Belt. For development to be considered as 'not inappropriate' it must fall into a group of policy exceptions. In this case what is proposed is the **alteration** of the barn, store and stables **without extension**. It is proposed to convert what are original traditional buildings. Only 3 new openings are proposed – 2 rooflights and 1 door.

5.5 The proposal is fully compliant with the NPPF, particularly with reference to paragraph 149 c). The submitted scheme comprises 'not inappropriate' development and accords with the NPPF and Policy DS18. Even more significantly, the proposal complies also with

paragraph 150 d) in that the buildings are of permanent and substantial construction. Conversion would preserve the openness of the Green Belt and would not conflict with any of the five purposes of the Green Belt (as set out at paragraph 138).

5.6 Openness is not defined anywhere. It was not defined in PPG3 that preceded the NPPF and the NPPF provides no guidance. What is implied is an absence of development. The need in terms of paragraph 150 is that openness would be preserved. In the case of this conversion, openness would clearly be preserved.

5.7 By any measure in terms of judgement, the conversion and alteration of the Shepherds Fold stables complies with Green Belt policy. It should also be remembered that the reason why building conversion and adaption became a part of Green Belt policy is that conversion is a sustainable option. Sustainability is at the heart of national policy, the golden thread linking the aims. It is not sustainable to allow redundant and disused buildings to fall into disrepair or to demolish them. That would be a waste of embedded carbon.

Design and Visual Amenity

5.8 Both national and local policy aim to ensure a high standard of design. In delivering the submitted scheme great care has been taken to avoid alterations. The recommendations of the Historic Buildings Guidance: Agricultural Buildings and Conversions – Barns, has also carefully been considered and advice incorporated.

5.9 The result is a scheme that would transform the disused buildings at Shepherds Fold into a dwelling without significant or harmful alterations. All the changes – and they are few – would allow the origins, appearance, and embedded rural character of the building to be retained and would provide a modest dwelling. Transformation would be achieved without adverse effect.

- 5.10 Policy BE4 seeks, like paragraph 150 of the NPPF, that buildings for conversion are of permanent and substantial construction. There is nothing in its location or nature that makes conversion an unsuitable option. There is not to be substantial rebuilding (none is proposed) and alterations firmly align with Council guidance. The proposed conversion respects the special qualities of this rural unlisted and unprotected building. The setting would be enhanced with suitable hard and soft landscaping. The proposal is fully compliant with Policy BE4.
- 5.11 Policy BE3 addresses amenity. There would be no harm to amenity and the amenity of future residents of the resulting dwelling would fully accord with prevailing standards.
- 5.12 Policy BE1 would not be offended given the low-key nature of the scheme and the fact that at its heart it is a conversion and is not new build in any manner.
- 5.13 In terms of detailed changes to the building, these are set out in the table below and clearly demonstrate that the guidance on barn conversions has been adhered to. While there is Parish Council design guidance it is does not relate to conversions, being wholly silent on this matter.

Roofs	
Retain the roof profile and form as far as possible – breaks in roof line should be avoided.	The roof profiles remain as existing.
Avoid disrupting the visual appearance of the roof by roof lights. They should be modest in size, located flush with the	It is proposed to insert 2no roof lights into the rear slope of the roof in both the barn and the stables. Both rooflights are set

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roof pitch and restricted to the absolute minimum and located preferably in the bottom third of the roof slope and related to the scale of the building.	within the bottom third of the roof slope.
Walls	
Retain the original walling material wherever possible: making good, repairing, or reinstating as necessary.	Repairs to the original brick walling will be undertaken as necessary.
Retain the geometric patterns of air vents often associated with brick barns	All existing features are to be retained as part of the proposals.
Ensure that any new rainwater goods are kept to the absolute minimum, are of metal construction and are painted an appropriate dark colour.	Rainwater goods will be replaced as necessary and will be of metal construction.
Interiors	
Ensure that a substantial part of the main interior void – at least one third – remains open to its full height.	The majority of the barn building [approximately two thirds of the area] will remain open to its full height. All parts of the Stable buildings will remain open to its full height.
Ensure that original framing members – roof truss, tie beams, bracing members etc. are retained in situ.	The two existing roof trusses located either side of the central space within the barn are to be retained within the proposals.
Don't compartmentalise the interior void.	The proposals retain and utilise the existing spaces.
Don't remove original internal walls or partitions unless structurally necessary.	No structural walls or partitions are being removed as part of the proposals.

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Don't cut existing roof trusses or remove original bracing timbers or ties. This is more important if the integrity of the original building is to be retained.	The existing opening within the barn is being utilised to access the first-floor area to avoid the need to cut the existing trusses.
Don't lower the original floor level.	The proposals allow for the existing floor level to be retained.
Wagon Doors	
Where good doors remain, they can be retained as shutters allowing opening to be used as a light source, or sealed in situ if daylight is not a problem	Doors to be removed as these openings are the main source of daylight.
Consider the detailing of any new screen inserted into the barn door carefully – the original door frame should be retained if possible. A strong vertical emphasis should be retained.	The new hardwood frames are set back into the openings and have a strong vertical emphasis.
Doors	
Restrict the amount of new openings to the absolute minimum.	It is proposed to introduce one new door opening in the rear wall of the store attached to the barn. No new openings are proposed in the external walls of the Stables building.
Re-use existing door openings wherever possible.	The proposals make use of the existing openings within the structure.

Housing Need

Policies for new housing in Warwick District are set out in the Local Plan. It is directed to allocated sites and to various places including infill at named villages. Policy H1 directs that there are Limited Infill Villages where housing within a defined boundary may be acceptable in principle. Rowington and Rowington Green are two such villages.

- 5.14 Policy H1 also refers to housing in the open countryside and at Policy H1 e) iv) supports development that would *'re-use redundant or disused buildings in accordance with Policy BE4 and lead to an enhancement to the immediate setting'*. The stables building at Shepherds Fold is disused and is redundant in terms of agriculture, its conversion fully accords with Policy BE4 and the proposal by removing a dilapidated building and hardstanding would enhance the setting of the buildings and the site. It would also allow the removal of non-native species of planting and the improvement (Visual, landscape and ecological) of the area with native species of trees and hedging.
- 5.15 It would appear from reading the delegated report in connection with the stable's application that the only issue between us is the *'enhancement of the immediate setting'*.
- 5.16 The application to convert the barn, which was approved, accepted that the removal of the former games room, removal of hardstanding and the improvement of landscaping as being sufficient to meet the *'enhancement of the immediate setting test'*.
- 5.17 The application to convert the stables, proposed the removal of leylandii trees and the planting of more sensitive native species. This was found not to be enough to meet the test.

- 5.18 This application proposes the same as was proposed for the barn application, with additional removal of hardstanding behind the store and stables. The removal further hardstanding and non-native planting in the form of leylandii trees and the enhancement of the landscape and biodiversity with more native planting are considered to enhance the site above what would otherwise be the case if the conversion was not to go ahead.
- 5.19 The proposal fully accords with Policy H1 as it involves the conversion of an attractive traditional building with only minor alteration. The scheme follows the same principles as application W/21/1994 for the conversion of the adjacent barn which was approved.

Ecology

- 5.20 As part of the two previous applications, W/21/1994 and W/22/1937, no objection was raised in terms of ecology.
- 5.21 A Biodiversity Enhancement Strategy, and an updated version of the Bat Survey Report have both been provided which was also provided with the previous application.
- 5.22 It is anticipated that here will be no objection on ecology grounds this time. A Bat Licence application will include much more specific detail, but it is not necessary at this stage to include these full details within the reports. If the LPA would like to request a copy of the licence application once we get to that stage we are happy to provide it. The reports at this stage have all the relevant and necessary information. There is a mitigation strategy in Section 1 of the Bat Report, which has also been pulled across into the Enhancement Strategy.
- 5.23 The NPPF advice on habitats and biodiversity at Paragraphs 179 and 180 is supported. It is intended also to provide native and wildlife friendly plant and tree species within a soft landscaping scheme to

enhance the biodiversity of the locality in terms of wildlife and to improve and naturalise the landscape.

- 5.24 The proposal accords with planning policy in the NPPF, Policy NE2 of the adopted Local Plan, and Circular 06/2005 which remains in place in conjunction with the NPPF.

Other matters

- 5.25 The highway access arrangements give rise to no concerns. The proposal incorporates car parking and provides for a car charging point. The building is not far from the village and residents could walk there but there are no shops or schools in the village. This development would not support a school or village store (neither would any infill dwellings which are supported) but would support well-established and well-used village facilities and networks.

- 5.26 In terms of climate change the proposal represents sustainable development, the re-use of a building. It would be converted to the highest standard possible in terms of insulation, energy, and water. The proposal would not give rise to loss of amenity or privacy to existing or future occupiers. There is no conflict with national or local policy.

- 5.27 In summary, the proposed conversion comprises sustainable development which would contribute a small addition to the housing stock close to a village where there are some amenities and services. The proposed development would be a positive benefit in the area as it would provide housing choice for a small household. It could be an attractive option for the elderly or disabled given the proposed ground floor bedrooms. The development proposed therefore accords with the Local Plan and with the NPPF.

- 5.28 The buildings are located close to a scattered and loosely formed village. Though outside an infill area Shepherds Fold is part of a historic village grouping and that context must be fully considered. The infill housing area of Rowington Green is only a very short distance away.
- 5.29 Paragraphs 78 to 80 of the NPPF are clear that there is a need to promote sustainable development in rural areas. Housing in rural areas should be located where it can enhance, support or maintain the vitality of rural communities. It states implicitly that a wider view is needed and directs that development in one village may support services in another. Distance from services is not a problem and does not rule out development. Paragraph 80 c) supports the re-use of redundant or disused buildings like the stables at Shepherds Fold. The proposal wholly aligns with various diverse policy strands.
- 5.30 In conclusion, there are no Green Belt, housing, ecology, design, or highway issues, there are no amenity issues and no other planning issues. There is a housing shortfall in Warwick - something which must be seen in the context of a sustained issue - and the adoption of the LP has not fully addressed the long-standing issues.
- 5.31 The development proposed fully accords with the Local Plan, local guidance and with the NPPF.

6. CONCLUSION

- 6.1 This modest development would add to the quantum of housing in a District where the required 5-year housing land supply remains in question. The development would provide a modest, efficient, and attractive dwelling and would save well-built but disused traditional buildings. It would support local services and facilities and enhance the site and wider locality.
- 6.2 The proposed dwelling would occupy land that is presently underused but is well located to the village close to established facilities and local amenities. It is an inherently sustainable location, and the proposal represents sustainable development.
- 6.3 The proposal would have a positive impact on the character and appearance of the immediate area. The proposal has been designed to ensure that there would no harm to amenity or privacy. It is exactly the sort of development that national and local government encourages – it is the use of a brownfield site, it is in a sustainable location close to existing facilities and services, it is close to a largely residential village, it would meet the needs of a range of users, it would be safe and secure, it would improve the environment and support the integrity of the existing small village.
- 6.4 The proposal has taken account of all aspects of the Local Plan and the NPPF as national planning policy and would fully accord with the overall objectives of those policies.
- 6.5 The proposal follows the same principles as previously approved application W/21/1994 for the conversion of the adjacent barn.
- 6.6 It is hoped that Officers will support the current proposal to provide this modest dwelling by conversion of the disused barn, store and stable buildings.



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