

Design and Access Statement for Sheepdip Sanctuary

The proposal relates to the continued use of existing domestic pool and wellness facilities as a small-scale private wellness and spa business known as "Sheepdip Sanctuary".

The development makes use of existing structures and outdoor leisure areas located within the residential curtilage of the property. No significant new built form or major structural alterations are proposed. The proposal has been designed to remain sympathetic to the residential setting and surrounding character of the area.

The use is intended to operate as a low-impact, appointment-only wellness retreat with limited guest numbers, controlled opening hours and no late evening operation, parties or amplified outdoor music.

The site benefits from existing access arrangements and off-road parking provision sufficient for the scale of the proposed use. Visitors will attend by prior booking only, allowing arrivals and departures to be managed in a controlled manner.

Existing landscaping and boundary screening help minimise visual and noise impacts on neighbouring properties. The proposal is considered to represent an appropriate and sustainable use of existing facilities while maintaining the character and amenity of the surrounding area.