

Operational Statement & Supporting Planning Information

– Sheepdip Sanctuary

This document provides the additional information requested by the Local Planning Authority in support of the planning application for the proposed use of an existing residential outbuilding and garden as a small-scale, appointment-only private wellness facility.

The information below addresses each of the matters raised by the Planning Officer.

1. Existing Outbuilding

The existing oak-framed outbuilding was constructed by Rookery Barns in 2022.

The original proposal was for a larger building measuring approximately 9m × 5m. Prior to construction, this was redesigned and reduced to approximately 8m × 4m. Our understanding at the time was that the revised outbuilding constituted permitted development.

No external alterations are proposed to the outbuilding as part of this application. The proposal relates solely to the proposed use of the existing building as part of the private wellness facility.

Having revisited the site, our understanding is that the outbuilding is positioned in excess of 2 metres from the boundary. Whilst these are not formal survey measurements, our measurements indicate that the minimum distance is approximately 2.4 metres.

If the Local Planning Authority's records indicate otherwise, I would be grateful if you could clarify how the distance has been determined so that we can ensure we are working from the same information.

2. Existing External Materials

The existing outbuilding is constructed using the following materials:

- Traditional green oak structural frame with mortice and tenon joints.
- Featheredge oak timber cladding.
- Natural clay plain tiled pitched roof.
- Black uPVC rainwater goods.
- Painted sage green hardwood joinery windows.
- Painted sage green hardwood bi-fold doors.
- Open green oak veranda.

No external alterations to these materials are proposed.

3. Existing Sauna

The sauna is an existing prefabricated Polhus "Sauna Timo", installed in April 2026.

Overall dimensions are:

Length: 3.78 metres

Width: 2.30 metres

Eaves Height: 2.19 metres

Overall Height: approximately 2.75 metres

The amended block plan identifies the sauna and annotates its overall height.

4. Amended Plans

The following amended drawings accompany this submission:

- Revised Location Plan showing a single application boundary outlined in red.
- Amended Block Plan identifying all existing structures.
- Five elevation drawings of the existing outbuilding.

The block plan has been updated to clearly identify the existing:

- Oak-framed outbuilding
- Swimming pool
- Hot tub
- Cold plunge pool
- Sauna
- Patio / terrace area
- Private parking

5. Proposed Operation

The proposal is for a small-scale, appointment-only wellness facility operated from a private residential property.

The facility will operate on a pre-booked basis only and is intended to provide a quiet and relaxing environment for small groups.

Maximum Occupancy - Maximum of four guests per booking.

One booking per day, owner-operated.

Proposed Operating Days - Wednesday to Saturday.

Proposed Hours - 09:00 – 15:00.

6. Activities

Guests may use the existing facilities including:

- Swimming pool
- Sauna
- Hot tub
- Cold plunge pool
- Outdoor seating and relaxation areas

Where included within a package, light refreshments or afternoon tea may also be provided

The proposal does not include:

- Walk-in customers
- Parties or celebrations
- Amplified music
- Evening operation

7. Management

The business will be owner-operated.

All visits are by prior appointment only.

Guests receive booking information before arrival together with house rules designed to ensure respectful use of the facilities and minimise any impact on neighbouring properties.

Parking is available within the existing private driveway and no on-street parking is required.

8. Main Dwelling

Guests will not have access to, or make use of, the main dwelling.

Guest facilities are contained entirely within the existing outbuilding and surrounding garden.

9. Food and Drink

Light refreshments and afternoon tea may be provided as part of selected packages.

No alcohol will be sold or supplied from the premises.

10. Summary

This proposal represents the use of an existing residential outbuilding and garden as a small-scale, appointment-only wellness facility.

There are no proposed external alterations to the existing outbuilding, no increase in built development, and no change to the residential character of the site.

The operation will remain limited in scale, with a maximum of four guests attending by prior appointment during daytime hours, supported by on-site parking and owner management.

It is hoped that the information and amended drawings submitted address the matters raised by the Local Planning Authority. Should any further clarification or a site visit be helpful, I would be pleased to assist.