



JANUARY 2024

COURTYARD BY MARRIOTT OXFORD, 15 PARADISE STREET, OXFORD, OX1 1LD

Planning Statement

Iceni Projects Limited on behalf of
DOMINUS OXFORD HOTEL
LIMITED

ICENI PROJECTS LIMITED
ON BEHALF OF DOMINUS
OXFORD HOTEL LIMITED

January 2024

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PLANNING STATEMENT

CONTENTS

1. INTRODUCTION	1
2. SITE CONTEXT AND PLANNING HISTORY	3
3. PRE-APPLICATION ADVICE AND ENGAGEMENT	5
4. PROPOSED DEVELOPMENT	6
5. PLANNING POLICY	7
6. PLANNING CONSIDERATIONS.....	11
7. SUMMARY AND CONCLUSION.....	17

1. INTRODUCTION

- 1.1 This Planning Statement has been prepared by Icen Projects Limited ('Icen') on behalf of Dominus Oxford Hotel Limited (the 'Applicant') in support of an application for full planning permission at their site, Courtyard by Marriott Oxford, 15 Paradise Street, Oxford, OX1 1LD (the 'Site'). The site is located within Oxford City Council ('the Council').
- 1.2 The planning application submission relates to an extension to the existing top floor of the hotel to provide an additional 9 hotel bedrooms on the Site. Further details of the proposals are set out in the main body of this Planning Statement.
- 1.3 The Site is currently in use as a modern 4-star hotel in Oxford City Centre which was constructed between 2018 and 2019. It is located on Paradise Street, with St Thomas Street running to the north. Castle Mill stream runs along East and West of the site. The wider area is mostly residential in character with some retail developments.
- 1.4 The proposed development represents a minor rooftop extension to the existing hotel building which would have a limited material impact to the hotel but would provide a number of socio-economic benefits, including construction investment, an increase in visitor spends, job creation and an increase in business rates revenue.

Submission Documents

- 1.5 The following documents and drawings (Table 1.1 and Table 1.2) have been prepared by the consultant team and are submitted in support of this planning application.

Table 1.1: Planning Application Submission Documents

Technical Reports	Consultant
Daylight / Sunlight Assessment	GIA
Planning Statement	Icen Projects Limited
Design and Access Statement	Axiom Architects
Heritage and Townscape Visual Impact Assessment	Icen Projects Limited
Socio-economic report	Ekosgen
Statement of Community Involvement	Metting Places
Ecological Impact Assessment	Tyler Grange
Energy Commentary	BPP Ltd.
Flood Risk Statement	JBA Consulting
Lighting Details	BPP Ltd.

Table 1.2: Planning Application Drawings

Plans	Reference Number	Scale
Location Site Plan	6086-P1-001	1:1250@A4
Existing Site Plan	6086-P1-002	1:200
Existing 5 th Floor – GA Plan	6086-P1-015	1:100
Existing Roof Floor – GA Plan	6086-P1-016	1:100
5 th Floor Demolition Plan	6086-P1-017	1:100
Existing Elevation (1 of 2)	6086-P1-020	Scale on Drawing
Existing Elevation (2 of 2)	6086-P1-021	Scale on Drawing
Existing Sections	6086-P1-030	1:200
Proposed Site Plan	6086-P1 101	1:200
Proposed 5 th Floor - GA	6086-P1-105	1:100
Proposed Roof Floor	6086-P1-106	1:100
Proposed Elevation (1 of 2)	6086-P1-200	Scale on Drawing
Proposed Elevation (2 of 2)	6086-P1-201	Scale on Drawing
Proposed Section	6086-P1-300	1:200

Structure of Planning Statement

1.6 The purpose of this Planning Statement is to provide Oxford City Council with details of the existing site and surroundings; the relevant planning history of the Site; details of the proposed development and a reasoned justification in the context of the local area and relevant planning policies. This Planning Statement is structured as follows:

- **Section 2** - The Site and Surroundings.
- **Section 3** - Pre-application Advice and Engagement.
- **Section 4** - Proposed Development.
- **Section 5** - Planning Policy.
- **Section 6** - Planning Considerations.
- **Section 7** - Summary and Conclusions.

2. SITE CONTEXT AND PLANNING HISTORY

Site Description

- 2.1 The Site is located within the West End area of Oxford City Centre on the west side of Paradise Street between Wareham Stream and Castle Mill Stream. It is a hotel site which includes a ground floor restaurant and underutilised roof terrace. The hotel is 6 storeys high with 149 bedrooms and has frontages to Paradise Street.
- 2.2 The local area is characterised by a mixture of residential and employment uses. The Site is bound to the South by a mixed-use development block consisting of retail use on the ground floor and residential use on the remaining floors.
- 2.3 The Site is located within the Central ((University and City) Conservation Area), and is in proximity of Oxford Castle, which is a Scheduled Monument and a number of individually listed Grade I, II* and II buildings (including the Grade I listed St George's Tower).
- 2.4 The Site also has designations as it is located within the Oxford City Boundary and within an Area of Change.
- 2.5 The Site is partially situated within Flood Zone 2 and 3.

Planning History

- 2.6 A review of the Oxford City Council online planning register offers a number of planning applications relating to the Site. Full Planning Permission was granted for the redevelopment of the Site to provide a new hotel in May 2016 under 16/02689/FUL to provide 148 bedrooms.
- 2.7 The planning history relating to the current development (excluding conditions) is as follows:

Reference	Proposals	Status	Date
15/02971/FUL	Demolition of existing buildings and construction of new build floorspace to provide a 5 and 6 storey building for hotel use (use class C1) at ground and 1st to 5th floors (145 bedrooms) with staff living accommodation (use class C3) and complimentary and publicly accessible ground floor uses including delicatessen (use class A1), restaurant and cafe (use class A3) and hotel bar with ancillary microbrewery (use class A4), with associated vehicle and cycle parking, landscaping, plant and engineering works.	Withdrawn	11 May 2016
16/02689/FUL	Demolition of existing building and construction of new hotel building (use class C1), with associated	Approved	21 July 2017

	vehicle and cycle parking, landscaping, plant and engineering works. (Amended plans) (Amended information)		
19/00228/FUL	Change of use of part of dwelling house (Use Class C3) to a provide hotel guest suite accommodation (Use Class C1), creation of a dwelling to be used by staff (use Class C3). Erection of a single storey link extension and private amenity space (amended description)	Approved	26 March 2019

3. PRE-APPLICATION ADVICE AND ENGAGEMENT

Pre-Application Planning Advice

- 3.1 A pre-application meeting was held on-site with Planning and Conservation Officers on 31st October 2023. Officers provided feedback on the proposed scheme and the scheme was amended to overcome the concerns raised on design and heritage matters.

Public Consultation / Statement of Community Engagement

- 3.2 Dominus Oxford Hotel Limited gathered feedback from tenants and local stakeholders; The Oxford Civic Society and Oxford Preservation Trust regarding the proposed development.
- 3.3 The feedback illustrates that the proposals have not caused undue concern.
- 3.4 The Oxford Civic Society did not raise opposition to the proposals. They queried whether the hotel would need to close during construction, of which Dominus Oxford Hotel Limited responded to.
- 3.5 The Oxford Preservation Trust voiced concerns about infilling certain sections as well as the height and massing of the proposals, which has consequently been amended to address their concerns.
- 3.6 Additionally, the following supportive statement was received from Oxford Castle and Prison:

“Oxford Castle and Prison welcome the extension of Courtyard by Marriott Central as more room capacity will mean more visitors able to stay locally which helps boost the economy and increase footfall to Castle Quarter.”

4. PROPOSED DEVELOPMENT

- 4.1 This section outlines the proposed scheme for which we are requesting planning permission. The description of development is:

An extension to the existing top floor of the hotel to provide additional hotel bedrooms.

Proposed Development

- 4.2 The application proposes an extension to the existing top floor of the hotel to provide an additional 9 hotel bedrooms on the site.
- 4.3 The design rationale respects the form of the existing building, and the overall height of the proposed extension remains the same as the existing building but provides additional rooms through an extension to the top floor. Moreover, the architectural design of the building utilises much of the previous architectural language of the 3rd and 4th floor as the windows are aligned and the vertical elements are continued therefore reflecting how the design is in keeping with the building. Consequently, the aesthetic of the top floor of the building is improved to a more contemporary look that sits well within the surrounding context.
- 4.4 The proposal would provide approximately 231sqm of additional floorspace.

5. PLANNING POLICY

Introduction

- 5.1 This section outlines the planning policy considerations which have informed the development proposals, and which provide the context for the consideration of the proposed scheme.

The Development Plan

- 5.2 The UK Planning System has a plan-led approach. Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets the context for the determination of planning applications:

“If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”.

- 5.3 The Development Plan for the site comprises:

- Oxford Local Plan (2016- 2036)

- 5.4 The suitability of the proposed development will therefore be guided by the policies within the above policy documents, as outlined below:

Oxford Local Plan (2016-2036)

- 5.5 **Policy V5: Sustainable Tourism** within Oxford City Council’s local plan sets out that the Council will require development proposals to ensure acceptable in terms of access, parking, highway safety, traffic generation and pedestrian and cycle movements as well as minimal impact on current residents in terms of noise and disturbance.
- 5.6 **Policy H14: Privacy, daylight and sunlight** within Oxford City Council’s local plan requires proposals to demonstrate consideration of privacy concerns, adequate sunlight, and daylight for existing and new homes, evaluating factors such as overlooking from neighbouring properties, window orientation for natural light, and the impact of existing and proposed barriers on overshadowing. Developers should adhere to the 25° and 45° guidelines, as well as other relevant material factors, to assess access to privacy, sunlight, and daylight, except for constrained sites with specialized accommodations, where alternative methods may be permissible. This policy also strictly prohibits any development that may impose an overbearing effect on the surrounding existing homes.

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- 5.7 **Policy RE1** within Oxford City Council's local plan demonstrates that planning permission will only be granted if sustainable design and construction principles, such as maximizing energy efficiency, conserving water, using recycled materials, minimizing waste, addressing flood risk, ensuring flexibility for future occupier needs, and enhancing biodiversity value, are demonstrated to have been incorporated.
- 5.8 **Policy RE2: Efficient use of Land** within Oxford City Council's local plan reflects that proposals must make efficient use of land by implementing the appropriate density, ensuring that the scale of development, building heights, and massing align with the plan's policies. The policy emphasises the need to explore opportunities for development at maximum suitable densities, especially in transportation hubs and city and district centres, while ensuring that the built form and site layout are suitable for the site's capacity.
- 5.9 **Policy RE7: Managing the impact of development** of the Oxford Local Plan 2036 sets out that various factors are considered for the impact of the development including artificial lighting levels.
- 5.10 **Policy DH1: High quality design and placemaking** within Oxford City Council's local plan states that planning permission will only be granted for development that demonstrates high-quality design and contributes to the local distinctiveness. Most proposals are expected to be accompanied by a detailed design statement, emphasising the key design objectives and principles necessary for delivering a high-quality development.
- 5.11 **Policy DH2: Views and building heights** within Oxford City Council's local plan sets out that planning permission will be granted for developments with an appropriate height or massing, provided that design choices regarding height and massing demonstrate a clear design rationale and positive impacts. Any decision to construct buildings that might impact the character should be thoroughly explained, considering the guidance in the High Buildings Study TAN, especially regarding obstruction, skyline impact, competition, and change of character. Proposals should demonstrate a positive impact through well-considered massing, orientation, street relationship, and preservation of important views, both within the historic skyline and towards Oxford's green surroundings.
- 5.12 **Policy DH3: Designated heritage assets** sets out that planning permission or listed building consent will only be granted for development that takes inspiration from Oxford's historic environment, ensuring a positive response to the heritage asset's significance, character, and uniqueness. This includes an extensive heritage assessment process that comprehensively evaluates the asset's importance, incorporates measures to prevent or minimise harm, and balances any potential harm against substantial public benefits, with substantial or complete harm to such assets being allowed only under exceptional circumstances, subject to strict criteria and comprehensive recording and understanding of the lost heritage assets.

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- 5.13 **Policy DH5: Local Heritage Assets** sets out that planning permission will only be granted for development affecting a local heritage asset or its setting if it can be demonstrated that the proposed development design has given adequate consideration to the asset's significance and conservation. The policy requires publicly accessible records to be produced to promote the understanding of the significance of any assets that might be lost, proportionate to their importance and the impact.

Emerging Planning Policy

- 5.14 The new Oxford City Council local plan (2040) anticipates being adopted in summer 2025 and a final draft is currently in the process of being submitted to Secretary of State by Spring 2024. The Secretary of State will appoint an Inspector who will subject the submitted plan to an independent examination.
- 5.15 The draft local plan supports the expansion of hotels as paragraph 3.26 maintains that tourism is a significant sector of Oxford's economy with distinct needs and pressures. The plan emphasises that Oxford is consistently in the top 10 most visited UK overnight destinations for international tourists. Moreover, the draft local plan highlights the importance of visitors (both for leisure and business) in Oxford's economy as underscored in the Oxford Short-stay Accommodation Study. This in turn demonstrates the necessity for short-stay accommodations to cater to the diverse needs of visitors and enhance the economic benefits for the local community.
- 5.16 Policy E5 of the draft Local Plan concerns tourism and short-stay accommodation (i.e. hotels) and supports the expansion of existing accommodation where it is acceptable in terms of access, parking, highway safety, traffic generation, pedestrian and cycle movements; and where it does not result in the loss of a residential dwelling; and it would not result in an unacceptable level of noise and or disturbance to nearby residents.
- 5.17 The Council's evidence-based document regarding hotels is the Hotel & Short Stay Accommodation Study for Oxford (March 2023), by Bridget Baker Consulting Ltd (and which covers the draft Local Plan period to 2040). The study notes Oxford to be a leading tourist destination both with domestic as well as international visitors identifies 7.8m tourist trips recorded for 2019, with 1.2 million staying trips and 5.4m nights. From this Study it is clear that there is a significant need for additional hotel accommodation in Oxford.

Material Considerations

- 5.18 The supporting documents set out below represent material considerations in considering the suitability of the proposed development:

- National Planning Policy Framework (2023) (NPPF).
- National Planning Practice Guidance (March 2012).

National Planning Policy Framework (2023)

- 5.19 The NPPF was amended in December 2023 and sets out the government's planning policies for England and how these are expected to be applied. The NPPF focuses specifically upon the delivery of sustainable development. It must be taken into account in the preparation of local and neighbouring plans and is a material consideration in planning decisions.
- 5.20 Sustainable Development - Paragraph 8 of the NPPF specifically sets out the basis for the achievement of sustainable development in planning terms and defines three key objectives in the planning system:
- an economic objective – to encourage a strong & competitive economy, by making sure that the right type of land is available in the right places to support growth and improved productivity, as well as coordinating the provision of infrastructure.
 - a social objective – to support strong, vibrant, and healthy communities, by making sure that a sufficient number and range of homes can be provided.
 - an environmental objective – to contribute to protecting and enhancing our natural, built, and historic environment, including making effective use of land.

6. PLANNING CONSIDERATIONS

- 6.1 This section of the statement sets out the key planning considerations arising from the proposals, setting out a reasoned justification for the development in the context of the adopted Local Plan and relevant planning policy.

Principle of Development and Wider Benefits

- 6.2 The addition of an extension to the existing top floor of the hotel to provide an additional 9 bedrooms on the site is considered acceptable in principle, subject to design and heritage matters addressed separately. The principle of the hotel use has been established through its existing use, aligning with The Oxford Local Plan which seeks to support the vibrancy of the city and facilitate longer stays. Additionally, it would provide a number of planning benefits. These matters are examined in greater detail below.
- 6.3 A clear need for more hotel bedrooms within Oxford City Centre has been identified in a Hotel Needs Assessment by Avison Young (dated October 2022) which was submitted in support of LPA Ref: 23/00142, Linton Lodge Hotel 11-13 Linton Road Oxford Oxfordshire OX2 6UJ. The key conclusions from the report reflect the following:
- There is a low representation of internationally branded 4-star hotels in Oxford;
 - There is significant demand for hotel accommodation and this demand is expected to remain above the national average, even if all pipeline schemes coming forward are delivered;
 - Oxford hotels have a significantly higher than average occupancy rate (and the occupancy rate of the Courtyard Hotel significantly exceeds that average).
 - Oxford is a major economic driver for the wider South-East of England and has a resultant need for significant hotel provision. This needs to meet the demand from both the tourism sector and corporate visitors.
- 6.4 In addition to the above, a clear need for additional accommodation has been identified specifically within the existing hotel, which operates at an average of 91% occupancy blended across the year, with occupancy levels as high as 98% in June and July. The rate for these 2 months is diluted slightly by the less busy weekdays, showing the clearly high levels of demand. Additionally, the average occupancy rate for the year is diluted by the months of January and February which are inevitably quieter across the tourism industry. This is an unusually high occupancy rate nationwide and clearly demonstrates an acute need for the additional rooms.

6.5 Policy V5 of the Local Plan states that new sites for visitor accommodation should only be granted in specific locations. This includes the City Centre, where the Site is located. This shows support for new provision in this area, even though it is not directly relevant in relation to proposals for the expansion of existing sites. The Policy also supports the principle of refurbishing or expanding an existing hotel, subject to the development complying with a number of criteria set out within it. These are addressed in turn below:

- a. *“it is acceptable in terms of access, parking, highway safety, traffic generation, pedestrian and cycle movements”*

6.6 The modest addition of 9 hotel bedrooms will not have any additional material effect on highways matters. The access, parking and highway safety will remain as per the current conditions. The traffic generation and pedestrian and cycle movements will also not be material effected by the additional people staying in these 9 rooms.

- b. *“there is no loss of residential dwellings”*

6.7 Through this modest extension to the existing hotel no residential dwellings will be lost.

- c. *“It will not result in an unacceptable level of noise and disturbance to nearby residents”*

6.8 The proposed extension to the existing hotel will not increase any noise or disturbance to existing residents. There will be no material impacts on nearby residents, the rooms are enclosed without balconies, and whilst not currently the cause of any disturbance, the closure of the roof terrace will remove any potential for any effect on the amenity of surrounding residents.

6.9 In addition, the Oxford Economic Strategy within the Oxford Odeon Committee report identifies the City Centre as a key area of focus and the City Centre Action plan seeks to promote and facilitate more overnight visitor stays, increase their enjoyment of the city while maximising the contribution to the local economy. All of this points to support for the principle of the proposed development.

6.10 Finally, paragraph 8 of the NPPF defines the parameters for considering new development, for which sustainability is the driving force. The key considerations in relation to addressing these parameters include the following objectives:

- **An economic objective** – Addressing the need for more hotel bedrooms may consequently result in an additional £0.5million GVA and £30,000 per annum in business rates revenue. Moreover, other scheme benefits include, an addition of £0.8 million visitor spend pre annum and £2.7million construction investment with £0.9million impact on GVA. Furthermore, the hotel has existing relationships with local businesses to help the wider Oxford community

benefit from its presence. The additional bedrooms will enable this to continue and for the effect of the benefits to increase. This includes local restaurants as the hotel itself has limited food and beverage offering and therefore is able to maximise the benefits its residents have to offer the wider Oxford business community. The hotel also has arrangements including discounts to visitor attractions. Finally, the scheme results in the creation of 15 construction jobs and 14 additional jobs operationally (direct, indirect and as a consequence of visitor spend).

- **A social objective** – as mentioned above, providing a more hotel bedrooms consequently results in job creation which fosters economic empowerment, reduces unemployment and enhances financial stability.
- **An environmental objective** – Energy efficiency will be enhanced through an upgrade in facilities and a more energy efficient plant.

6.11 Overall, the principle of these interventions accords with all pillars of the NPPF and would provide a number of wider planning benefits.

6.12 It is therefore clear from the above, that the principle of expanding the existing hotel is acceptable subject to compliance with other Local Plan policies.

Heritage, Design and Amenity

Heritage

6.13 The Site sits within the Central (University and City) Conservation Area, and is in proximity of Oxford Castle, which is a Scheduled Monument and a number of individually listed Grade I, II* and II buildings (including the Grade I listed St George's Tower). As such, the heritage implications of any development must be considered, in line with **Policy DH3 and DH5** in the Oxford Local Plan.

6.14 A Heritage and Townscape Impact Visual Impact Assessment has been prepared to accompany the planning application and the advice has informed the scheme submitted for discussion. It is the opinion of the Heritage and Townscape advisors that the scheme responds to the historic and emerging character of the townscape in in Oxford.

6.15 The proposals are expected to preserve the setting and significance of identified heritage assets due to the minor scale of the development, the level of screening, the existing setting of these assets, and the neutral contribution of the existing building. This is evident as the existing building has a neutral impact on nearby heritage assets and the proposed development will continue in the architectural language of the host building and use green roofing and living walls where possible and

appropriate to do so to protect the historic skyline. A number of views have been prepared and included in the Assessment in order to justify the development.

- 6.16 The proposed building will also add no additional height to the building and although the existing building is marginally above the limit, an exception to the height limit was granted under **Policy HE9** for the top floor, on account of the buildings' high-quality design.
- 6.17 It is thus in accord with **Policies CP8, CP9, HE3, HE7, HE9 & HE10** of the Local Plan; CS18 of the Core Strategy; the NPPF; and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Design

- 6.18 **Policy DH1 'High quality design and placemaking'** of the Local Plan states that permission will only be granted for development that shows a high quality of design, respects the character and appearance of the area, and uses appropriate materials. More information is included in the Design and Access Statement prepared by Axiom Architects, but it is our view that this is clearly met by the proposed development, which have been carefully thought through given the importance of the surrounding context.
- 6.19 Aligning with policy **DH2 'Views and Building Heights'**, this proposed extension remains of the same character as the existing building, therefore not having a negative impact on the area's character. The window sizes are also kept similar to the windows below to relate with the existing fabric and further provide coherence to the overall building. As the design principal of the proposal is also in keeping with the building through the continuation of the existing architectural language on the additional floors, it therefore also aligns with **Policy DH3 and DH5**.
- 6.20 Furthermore, the step back in the façade has been introduced above the windows which helps to mitigate the impact of the new proposed roofline when experiencing the building from street level.
- 6.21 Overall, the design of the new building would align with all relevant policies within the Development Plan and should be considered acceptable.

Daylight/Sunlight

- 6.22 **Policy H14: Privacy, daylight and sunlight** identifies that development proposals should not adversely impact on daylight and sunlight of adjacent properties.
- 6.23 A full detailed technical analysis on Daylight and Sunlight matters is prepared as part of this submission by GIA which considers 223 windows and 83 rooms across seven neighbouring properties, which have been selected due to their planning use, proximity and orientation towards

the Site. The assessment confirms that all seven properties will fully adhere with the daylight (VSC and NSL) and sunlight (APSH) assessments set out within the BRE Guidelines.

- 6.24 Thus, GIAs report concluded that the Proposed Development will remain entirely compliant against the methodologies provided by the BRE Guidelines.

Ecology

- 6.25 An Ecological Impact Assessment has been undertaken by Tyler Grange.
- 6.26 The assessment demonstrates that the loss of the green roof, façade-bound green wall and balcony greenery will be compensated for by replacement biodiverse and intensive green roofing. With habitat creation proposed including additional bat and bird- boxes, loss of habitats of ecological importance on site will be mitigated and additional opportunities for biodiversity within the site will be provided. A CEMP could also be included to ensure the protection of the retained area of biodiverse roofing during construction phases.
- 6.27 Prior to commencing, a pre works endoscope inspection by a licenced bat ecologist will be required to confirm the absence of roosting bats. If the bat roosting box is not in active use, this can be temporarily removed prior to construction commencing and reinstated once development has completed. As two bird boxes are also located on site a pre-works check by an ECoW would be required to determine whether active birds' nest are present.
- 6.28 The proposals would result in a net gain of 0.06 habitat units (+13.85%). A LEMP / Habitat management and monitoring plan (HMMP) to ensure the long-term management of the proposed habitat enhancements is expected to be secured via a suitable worded planning condition.
- 6.29 An appropriately worded planning condition is expected to secure a suitable LEMP or Ecological Enhancement Plan to ensure the long-term management of the proposed habitat enhancements, including intensive green roof, as well as provision of enhancements for specific species groups such as bird and bat boxes.
- 6.30 Thus, Tyler Grange has concluded that in anticipation of the implementation of any necessary mitigation, the proposed development will be compliant with relevant planning policies Policy RE1 **Sustainable design and Construction**, Policy G2 **Protection of biodiversity and geo-diversity** and Policy G8 **New and enhanced Green and Blue Infrastructure Network Features** of the Oxford Local Plan 2036 as well as legislation in regard to ecology.

Lighting

- 6.31 A Lighting Statement has also been prepared by BPP Ltd. on behalf of Dominus in support of this application to manage the impact of the artificial lighting levels.

6.32 The new bedrooms will occupy part of the external roof terrace and will in fact reduce the external lighting as external lighting in the terrace area will be omitted. The new bedrooms will have secondary light from internally illuminated bedrooms and bedroom corridors. However, this will have no substantial increase in light levels to the St Thomas Street north south elevation which has multiple residential occupiers with external lights and illuminated windows. Additionally, the proposed additional bedrooms do not have any externally located additional lighting therefore having no impact.

6.33 Thus, BPP Ltd. has concluded that this application is in line with Policy RE7.

Flooding

6.34 A flood risk statement has been prepared by JBA consulting, who have concluded that the Vulnerability classification of the site is unchanged by the proposed development and there has been no change in classification as part of recent NPPF updates.

6.35 This is evident as the extension only impacts the fifth floor, maintaining the existing building footprint. No modifications are planned for other floors, including the ground floor, ensuring that threshold levels remain consistent. Flood Zones have been updated, but there is no change in the overall risk classification to the site.

6.36 Therefore, the flood risk of the site will remain unchanged as a result of the proposed development.

Energy

6.37 An Energy Commentary Document has been prepared by BPP Ltd on behalf of Dominus in support of this application. As this planning application is under 100m², an energy statement is not required according to Policy RE:1 Sustainable Design and Construction in the Oxford Local Plan 2036.

6.38 The report therefore concludes that the extension will not impact the present energy strategy and can be accommodated within the existing infrastructure.

7. SUMMARY AND CONCLUSION

- 7.1 This Planning Statement has been prepared on behalf of Dominus Oxford Hotel Limited, in support of an application for full planning permission at their site, Courtyard by Marriott Oxford, 15 Paradise Street, Oxford, OX1 1LD.
- 7.2 These proposals include a rooftop extension to continue the top storey over the existing building. These modest extensions on the roof will enable the hotel to provide an additional 9 rooms for the hotel to assist in meeting an acute local need.

Economic Benefits

Local Economy

- 7.3 Increasing the number of hotel bedrooms may facilitate longer stays by tourists will result in greater spend Oxford's shops and restaurants which will in turn boost their viability and Oxford's economy. In addition to tourists, the short stay accommodation market is very strong for business travellers in Oxford and provision of more accommodation would additionally help support the economic objectives of the Local Plan.
- 7.4 The hotel also supports a range of direct jobs, and these will continue to be supported alongside additional jobs as a result of the hotel's proposed expansion. Jobs are also supported in the wider economy through supply chain and employee expenditure as well as expenditure from hotel guests. The operation of the hotel also contributes to the local economy through Gross value Added (GVA) and fiscal benefits in the form of business rates. These benefits can be illustrated through the increase in job numbers the expansion of the hotel may provide as the number of full-time employees is expected to increase from 36 to 40. Consequently, the hotel can deliver an increase of approximately £0.1million in Gross Value Added (GVA) per annum to the local economy following the potential employment increase. Additionally, the hotel currently supports £7.9m in visitor spend per annum, increasing to £8.4m (+£0.5m) following expansion. The increase in spending will support further jobs in the wider economy as hotel users also spend money outside of the hotel on retail, food and beverages and leisure activities.

Social Benefits

Upgrade in facilities

- 7.5 Providing more hotel bedrooms consequently results in job creation which fosters economic empowerment, reduces unemployment, and enhances financial stability.

Environmental Benefits

Energy efficiency

- 7.6 The proposal offers a chance for energy efficiency to be enhanced through an upgrade in facilities and a more energy efficient plant.

Overall Conclusion

- 7.7 The Development Proposals submitted for approval as part of this application would enhance the local economy and meet local needs.
- 7.8 In conclusion, these proposals are considered to be compliant with Oxford Local Plan (2016) and national policies. The proposal would respect the surrounding design and location and should be considered acceptable in terms of access, parking, highway safety, traffic generation, pedestrian and cycle movements, It would not lead to a loss of residential dwellings, and it will not result in an unacceptable level of noise and disturbance to nearby restaurants. The proposal would not have an unacceptable impact on neighbouring amenity or the historic environment. Furthermore, the scheme will deliver significant benefits to the surrounding businesses and Oxford as a whole.
- 7.9 Accordingly, we consider the proposal is in line with the Development Plan and, in line with Paragraph 11c of the NPPF and Section 28(6) of the Planning and Compulsory Purchase Act (2004), should be considered favourably and approved without delay.