



06/02/2024

Mr M Kemp
Planning Services
Oxford City Council
Town Hall
St Aldates
Oxford
OX1 1BX

Dear Michael,

Full application for change of use of Land to the South West of Leonardo Hotel, Oxford.

Hill are seeking approval of the change of use for Land to the South West of the Leonardo Royal Hotel in order to extend the existing garden space for 3 homes within the Canalside site.

A discrepancy has been identified between the land Hill is acquiring from Thomas White Oxford (TWO) and the land that was included by TWO within the outline permission. The land in question has been used by the hotel as a footpath within its site, however, as part of the sale to Hill it transpires that this land is owned by TWO. Discussions have taken place with the Leonardo Royal Hotel and they accept that they have constructed a fence upon land they do not own and are in agreement to the repositioning of the boundary line. Rather than leave this area underutilised, Hill are seeking permission to change this land to additional private amenity space for use by future residents of Canalside and to formalise this boundary into its correct lawful ownership.

Currently the hotel have been maintaining this land as part of their wider amenity space, which would not be affected by the proposals.

Submitted in support of the application alongside this planning covering letter are the following documents:

- Application Forms
- Existing Site Location Plan
- Proposed Site Layout Plan
- Proposed Red Line Plan

Summary of Changes

The application proposes the reutilisation of external space from amenity space associated with the Leonardo Royal Hotel to private garden space and external amenity in association with the proposed dwellings permitted on Canalside (REF: 22/00675/RES). The application will result in an extension of private residential gardens for plots 72,73, and 75 which are situated alongside the section of land. This land will become private space instead of the existing hotel path, with the hotel being responsible for the re-provision (if needed) of this path inbound within the hotels correct ownership.

Along with the above, the proposed rear accesses to plots 71 and 72 will be slightly widened. The area of land between the Hotel and plots 72,73, and 75 will be incorporated into their gardens with soft landscaping of the same specification as the proposals on Canalside. Further landscaping is incorporated at the end of the turning head south

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of plot [73] and along the boundary between the hotel and consented substation to provide a soft landscaped area consistent with the proposals on Canalside.

Whilst these changes are minimal, the additional land will offer a better quality and more usable garden space for the associated houses and further soft landscaping within the public realm.

Merits of the Proposal

The application relates to the already approved Canalside development and seeks to further improve the amenity space for the proposed residential units in the south east corner of the site. There are no ecological concerns with the section of land nor objections from the neighbouring hotel or individual stakeholders which makes the application uncontentious. The additional Garden space will benefit the future residents providing more outdoor space available to them and encourage greater use of their garden spaces for a wider range of activities.

Biodiversity Gain

The proposal falls outside the definition of Major Development and therefore constitutes Minor Development and is exempt from the statutory requirements for delivering Biodiversity Gain.

Conclusion

This application follows from a need to formalise a boundary error which is agreed and acknowledged by all parties. Whilst minor in nature, the application will contribute positively to the overall quality of the associated development in the immediate area by improving garden space and providing additional landscape area within the public realm.

On the basis of the above, the application is deemed to be acceptable and does not cause any conflict with local plan policies. It is therefore respectfully requested that planning permission is granted at the earliest opportunity.

Yours sincerely

James Nelson
On behalf of Hill Residential