**Agenda**

Appeal refs **APP/L5810/W/19/3242694 (APPEAL A) and APP/L5810/W/19/3242696 (APPEAL B)**

Hearing **24-25 November 2020**

Appeals by **4 Manor Road Ltd and Lulworth Homes Ltd**

**APPEAL A** – Demolition of 6 Manor Road and erection of three storey building to create 12 additional two bedroom apartments, car parking spaces, bicycle storage, amenity space and related ancillary works. Erection of additional storey on 4 Manor Road for three two bedroom apartments and related ancillary works.

**APPEAL B** – Demolition of 6 Manor Road and erection of three storey building with basement level to create 12 x 2 bed (2B4P) flats. Erection of a 5 storey front/side extension and 2 storey roof extension to 4 Manor Road to facilitate the provision of 9 additional residential apartments (1 x 1 bed and 8 x 2 bed). Associated hard and soft landscaping, cycle and refuse stores and new basement parking.

1. **Preliminary Matters**
2. **Policy Context**
3. **Main Issues**

* Whether the Council have an adequate supply of housing land;
* Whether the proposed development would preserve or enhance the character or appearance of the Teddington Lock Conservation Area (CA);
* The effect of the proposed development on the living conditions of occupiers of 4 Manor Road and nearby properties, with particular regard to outlook, privacy, daylight and sunlight;
* Whether the proposed development would make appropriate provision for affordable housing;
* Whether the proposed development makes appropriate provision for carbon offsetting; and
* The effect of the proposed development on biodiversity.

1. **Other Matters**

* including highways and drainage.

1. **Planning Obligation**
2. **Conditions (without prejudice to the outcome of the appeal)**
3. **Cost Applications (if any)**
4. **Arrangements for Site Visit**
5. **Close**