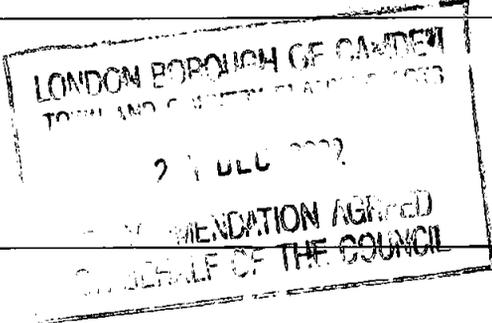


Delegated Report		Analysis sheet		Expiry Date: 06/01/03	
		attached		Cons. Expire: 20/12/02	
Officer			Application Number(s)		
Alex Bushell			PWX0203007		
Application Address			Drawing Numbers		
16 Fortune Green Road, NW6			23774-3 2377/1 and 3.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
The conversion of the first and second floor maisonette into 1x 3-bed self contained flat on the first floor and a 1x 2-bed self contained flat on the second floor.					
Recommendation(s):		Grant planning permission			
Code:	FP				
Conditions or Reasons for Refusal: (Use Pacis codes for standard text)	None				
Reasons for Conditions:	None				
Informatives:	None				
<div style="text-align: center;">  </div>					
Consultations					
Adjoining Occupiers:	No. notified	08	No. of responses	00	No. of objections
Summary of consultation responses:	None				
CAAC/Local groups* comments: *Please Specify	None				

Site Description

3 storey mid terraced property with a flat on the ground floor and a maisonette above. The site is on the north side of Fortune Green Road mid-way between its junctions with Parsifal Road and Lyncroft Gardens. The site is not within a CA.

Relevant History

2002 App for a mansard roof extension and subdivision into three flats - withdrawn following officer advice - this current submission has been submitted to address verbally expressed objections to the form of the roof extension.

Relevant policies

TR18, HG4, HG13, HG18, HG19, HG20

SPG - internal space standards

Assessment

The considerations material to the determination of this application are as follows:

- The proposal incorporates a three bed unit, suitable for occupation by families or larger households, and thereby satisfies the UDP policies relating to the mix of units in conversions (HG18 - 20);
- The room sizes meet the internal space standards in SPG;
- The three bed unit on the first floor would have rear access to the garden which complies with HG13;
- The proposed units and the retained ground floor unit would be restricted to one unit per floor, defined as being acceptable in parking generation terms in Policy TR18;
- An existing bin store in the front garden could be utilised; and
- There would be no external alterations