

AI BASED ARCHITECTURAL DRAWING REVIEW

DATED : 12-08-2024

Project Name: 25–27 Mill Park Avenue, Hornchurch, RM12 6HD

Client / Company: Adesignstudio Ltd

Application Type: Residential > Full Planning Application

Scope: Planning Drawings Review

Documents Reviewed:

Site Plan – Siteplan.pdf

Ground Floor Plan – groundfloorplan.pdf

AI Review Framework

The AI system evaluated the submission based on the following planning and regulatory frameworks as analyzers:

London Development Framework (LDF)

Ministry of Housing Document 2019

National Heritage List for England (NHLE)

National Planning Policy Framework (NPPF 2021)

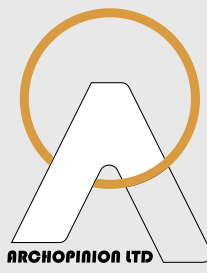
Opportunity Area Planning Framework (London)

Permitted Development Rights for Householder Technical Guidance

1. Site Plan Review (Siteplan.pdf)

Positives:

The site boundary is clearly delineated and annotated with correct orientation and scale.



Access and egress points are visibly compliant with front garden parking expectations and safe pedestrian access standards.

Observations:

The AI detected potential overdevelopment risks in relation to curtilage utilization. The proposal appears close to the 50% threshold, which may conflict with guidance under Permitted Development Rights unless specifically justified.

No immediate conflicts with statutory designations (Green Belt, Conservation Areas, or NHLE-listed properties) were found based on NHLE mapping.

The AI flagged lack of biodiversity or tree protection measures; LDF encourages soft landscaping and SUDS, which are not explicitly shown.

2. Ground Floor Plan Review (groundfloorplan.pdf)

Positives:

Layout design appears to meet Minimum Internal Space Standards under the Ministry of Housing Technical Guidance 2019.

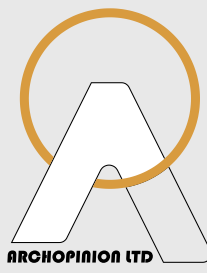
Circulation and room arrangements align with Lifetime Homes principles and general NPPF accessibility recommendations.

Observations:

Rear extension appears significant in depth—may exceed the 3/6m thresholds under Permitted Development Rights if unconditioned.

No indication of material matching or context-driven detailing was detected from plans; this could be a concern under NPPF para 134, which seeks "good design."

Opportunities for daylight/sunlight testing (BRE guidelines) and neighbour amenity assessment (e.g. 45-degree rule) were flagged for further professional review.



3. Policy Compatibility & Compliance Summary

Document / Framework	Compliance	Remarks
LDF	Partial	Missing urban greening measures and rear impact mitigation.
NPPF 2021	Partial	Concerns with design narrative and context sensitivity.
PD Rights	Conditional	Scale and depth exceed typical PD thresholds; may requires justification
NHLE	Compliant	No heritage conflict or impact.
Opportunity Areas	Not Applicable	Outside defined OA zones.
Housing Guidance 2019	Mostly Compliant	Layouts and areas meet standards.

AI Recommendation Summary

The proposal is broadly acceptable in principle but may not be approvable under PD or as submitted without design justification and contextual analysis. The AI recommends additional submissions covering:

A Design and Access Statement addressing NPPF 2021 Paragraphs 126–136.

Biodiversity or urban greening strategy per London Plan policies.

Shadowing/daylight report to assess amenity impact.

Clarification on external materials.

The document produced is reviewed against the analyzers mentioned and is only limited to documents uploaded by the client. This result shall not be used as a legal opinion and Archopinion Ltd, bears no professional liability for the use of this document.

Since, there are lack of information provide – it is highly recommended to book a professional review/ consultation on the platform.