

ARCHOPINION

AI Architectural Review Report

Project Information

Address:	159 HA38NS CHRISTCHURCH HARROW
Project Type:	Residential - Extension (Side)
Local Authority:	Not specified
Planning Reference:	None
Analysis Date:	10 June 2025

Regulatory Framework Analysis

NPPF

Key Considerations: The NPPF emphasizes sustainable development and good design. The proposed extension needs to contribute positively to the area, be visually attractive, sympathetic to the local character, and provide a high standard of amenity for existing and future residents. The design must be well-considered to avoid refusal and maintain quality from permission to completion. Amenity of neighbours also needs to be considered.

Relevant Policies: Para 126, Para 130, Para 134, Para 135, Para 130(f), Para 185

PDR

Key Considerations: The analysis should consider whether the extension falls under Permitted Development Rights. This includes checking the size (length, height), materials, and location of the extension in relation to boundaries and the highway. Specifically, the documents need to confirm whether the extension is a single-story rear extension, its length based on the type of house (semi-detached/terraced or detached), the maximum height, and whether any part of the extension extends beyond the side elevation facing the highway, and if the materials are similar to those used for the original house.

Relevant Policies: Class A

LDF

Key Considerations: The Local Development Framework focuses on sustainable development, design quality, and the impact on the local character. The extension needs to respect the building line and the massing of the existing building, and any impact on the neighbours and trees also needs to be considered.

Relevant Policies: CS1, CS5, CS7, CS8, DM1, DM2, DM10

LP

Key Considerations: The London Plan emphasizes building inclusive communities, making the best use of land, creating a healthy city, and delivering good and inclusive design. Important considerations are optimising site capacity and ensuring high quality of the design, inclusive design, and housing quality including minimum space standards. The plans also require an assessment of the impact on noise levels. Private outdoor space requirements should also be checked.
Relevant Policies: GG1, GG2, GG3, D3, D4, D5, D6, D14

BRE

Key Considerations: Building Regulations Approved Documents cover structural safety, fire safety, energy conservation, access and use, and overheating. The extension must comply with these regulations, which may require specific measures related to foundations, fire resistance, insulation, accessibility, and overheating mitigation.
Relevant Policies: Part A, Part B, Part L, Part M, Part O

SPD

Key Considerations: Local Supplementary Planning Documents provides guidance on specific aspects of design. Important aspects include: minimum rear garden depths, side space standards, daylight/sunlight standards, and privacy distances.
Relevant Policies: Residential Design Guide SPD, Shopfront Design Guide SPD, Sustainable Design and Construction SPD

Plan-by-Plan Review

Site Plan

Positives:

- The Site Plan shows the location of the proposed extension in relation to the property boundaries and surrounding properties.
- The plan shows the existing and proposed building footprints clearly.
- The Site plan clearly identifies the access route to the property.

Areas for Consideration:

- The dimensions of the extension relative to the boundaries need to be carefully checked for compliance with side space standards and rear garden depth requirements.
- Confirmation of whether the dwelling is detached, semi-detached or terraced is required to check PDR.
- The proximity of neighbouring properties require a review for privacy impact.

Compliance Notes: Scale of the Site Plan needs verifying to ensure accurate measurements.

Floor Plans - Proposed

Positives:

- The proposed floor plans detail the internal layout and use of the extended space.
- The plans show the intended function of the extended areas.
- Dimensions are provided for the extension.

Areas for Consideration:

- Internal dimensions and the overall Gross Internal Area (GIA) of the dwelling, including the extension, needs to be checked against London Plan housing standards for minimum space standards.
- The amount of outdoor space provided need to be calculated and assessed against London Plan policy for outdoor space.

Compliance Notes: Check proposed use class for building regulations requirements such as fire safety.

Floor Plans - Existing

Positives:

- The existing floor plans provide a baseline for assessing the changes introduced by the extension.

Areas for Consideration:

- The overall GIA of the existing property needs to be determined to verify compliance with the London Plan following the extension works.
- The information will be used to assess the changes and ensure the proposed extension meets all necessary requirements, especially in relation to housing standards and any potential impact on the amenity of the existing dwelling.

Compliance Notes: Review plan for existing room layouts, and ensure they conform to Building Regulations. Confirm existing wall construction for Part L compliance.

Elevations - Existing

Positives:

- Existing elevations are provided.
- The existing elevations show the existing materials and architectural style of the house.

Areas for Consideration:

- Heights of the building and surrounding context need verification.

- The elevations can be used to assess the visual impact of the extension and to ensure the design is sympathetic to the existing building.

Compliance Notes: Need to verify the accuracy of the existing elevations to determine if there are any pre-existing breaches to existing planning regulations.

Elevations - Proposed

Positives:

- The proposed elevations detail the appearance and materials of the extension.
- The proposed elevations show the height and scale of the extension.

Areas for Consideration:

- Materials need to be similar to the existing building to comply with PDR.
- The height of the extension should be assessed for PDR compliance and its impact on the amenity of neighboring properties.

Compliance Notes: Confirm that all dimensions are accurate to scale. Proposed window locations need to be assessed for overlooking. Materials need to be specified on the drawings.

Sections

Positives:

- The sections illustrate the relationship between the extension and the existing building.
- The sections show ceiling heights and floor levels.

Areas for Consideration:

- Ceiling heights need to be assessed against London Plan standards.
- The sections should demonstrate compliance with building regulations, including fire safety, structural stability, and energy efficiency.

Compliance Notes: Details of construction and materials used should be included on the sections.

Design & Access Statement

Positives:

- A design and access statement has been provided which explains the design rationale and access arrangements.
- The document provides the justification for the proposed extension.

Areas for Consideration:

- The document should provide information on sustainability measures, including compliance with energy efficiency standards and the use of sustainable materials.
- Details on how the proposal considers the amenity of neighbours should be included.

Compliance Notes: Check the document for accurate dimensions and information, and ensure the document is consistent with the drawings.

Policy Compatibility Summary

Policy Area	Status	Details
Permitted Development Rights (PDR) - Class A	Partially Compliant	It is unclear if the proposed extension meets the requirements of Class A of the PDR without knowing if the dwelling is detached, semi-detached or terraced. The dimensions of the extension (length, height, and location relative to the highway) must be checked against the specified limits. The materials need to be similar in appearance to the existing house. It cannot be determined from the drawing set if this is the case.
London Plan - Housing Standards	Partially Compliant	It is unclear from the drawings if the proposed extension results in the dwelling meeting the minimum space standards and private outdoor space requirements outlined in the London Plan. The total GIA of the extended dwelling and the amount of private outdoor space needs to be assessed.
Residential Amenity	Partially Compliant	The impact of the proposed extension on the residential amenity of neighboring properties is not fully clear. The plans should be assessed to verify whether the development creates unacceptable levels of noise, overlooking, or loss of light. The section views are insufficient to confirm impact of light on neighbours.
Local Development Framework (LDF) - DM2	Partially Compliant	The proposed extension must respect the building line and not dominate the street.

Permitted Development Rights (PDR) - Class A

Status: Partially Compliant

Details: It is unclear if the proposed extension meets the requirements of Class A of the PDR without knowing if the dwelling is detached, semi-detached or terraced. The dimensions of the extension (length, height, and location relative to the highway) must be checked against the specified limits. The materials need to be similar in appearance to the existing house. It cannot be determined from the drawing set if this is the case.

Recommendations:

- Confirm the dwelling type (detached, semi-detached or terraced).
- Verify the dimensions of the extension against PDR limits.
- Specify the materials to be used for the extension.

London Plan - Housing Standards

Status: Partially Compliant

Details: It is unclear from the drawings if the proposed extension results in the dwelling meeting the minimum space standards and private outdoor space requirements outlined in the London Plan. The total GIA of the extended dwelling and the amount of private outdoor space needs to be assessed.

Recommendations:

- Calculate the total GIA of the extended dwelling.
- Assess the amount of private outdoor space provided.
- Verify that the dwelling meets the minimum space standards and private outdoor space requirements.

Residential Amenity

Status: Partially Compliant

Details: The impact of the proposed extension on the residential amenity of neighboring properties is not fully clear. The plans should be assessed to verify whether the development creates unacceptable levels of noise, overlooking, or loss of light. The section views are insufficient to confirm impact of light on neighbours.

Recommendations:

- Undertake a daylight/sunlight assessment to determine any impact on neighboring properties.
- Provide details of how noise from the extension will be mitigated.
- Review window locations to avoid overlooking.
- Verify the accuracy of the dimensions in the elevations and plans.

Local Development Framework (LDF) - DM2

Status: Partially Compliant

Details: The proposed extension must respect the building line and not dominate the existing building. The impact of the extension on neighbor properties needs to be assessed. The drawings do not include a 45-degree rule assessment.

Recommendations:

- Assess whether the extension is subordinate to the main building.
- Confirm that the extension respects the building line.
- Undertake a 45-degree rule assessment for neighboring properties.
- Maintain adequate garden space in accordance with local planning policy.

AI Recommendations Summary

The proposed extension requires careful review to ensure compliance with planning policies and building regulations. The key areas of concern are Permitted Development Rights, London Plan housing standards, impact on residential amenity, and LDF guidelines. The design should aim to respect the existing building, mitigate any negative impact on neighbors, and ensure that the extended dwelling meets modern standards for space, daylight, and energy efficiency. Clarification on house type (detached, semi-detached or terraced) is required, and additional assessments may be needed to address potential impacts on neighboring properties.

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