**Sewardstone Road planning objections**

The proposed development by virtue of its location, bulk, massing, scale, design and materials, would be at odds with the local character and would not be acceptable in terms of design and appearance, representing an incongruous feature in this location to the visual detriment of the character and appearance of the locality and the streetscene. The

proposal would thereby be contrary to Policies CS2, CS13 & CS15 of the Waltham Forest Local Plan - Core Strategy 2012, Policies DM4, DM29 & DM32 of the Waltham Forest Local Plan - Development Management Policies 2013, Urban Design Supplementary Planning Document 2010, Policy 5.3 and 7.6 of The London Plan 2021, and “12 Achieving well designs places” NPPF.

The proposed development, by reason of building height, scale and massing, would be a visually incongruous and an out of keeping form of development that would harm the character and appearance of the Sewardstone Road District Centre. The proposal would therefore be at odds with the predominant built form of the surrounding area

and contrary to Policy D4 of the London Plan (2021), Policies CS2 and CS15 of the Waltham Forest Local Plan Core Strategy (2012), Policy DM29 of the Waltham Forest Local Plan Development Management Policies (2013)

The proposed development by reason of its design, position and bulk, would unduly impact on amenities of the occupants of the neighbouring residential properties in terms of being a dominating structure that would have impacts on outlook with windows that overlook the

rear gardens of 1-5 Laurel Gardens. The development would thereby be contrary to Policy CS15 of the Waltham Forest Local Plan – Core Strategy 2012, Policies DM29 and DM32 of the Waltham Forest Local Plan – Development Management Policies 2013 and Supplementary Planning Document: Residential Extensions and Alterations 2010.

The site falls outside a Controlled Parking Zone (CPZ) and the proposed development would therefore increase pressure on the existing transport network, traffic and car parking requirements within the site and its surrounding area. As such, the development would fail to meet the parking and servicing demands for future residents and would be contrary to Policies T1 and T6 of the London Plan, Policy CS7 of the Waltham Forest Local Plan Core Strategy (2012) and Policy DM16 of the Waltham Forest Local Plan Development Management Policies (2013).

The proposed development would deliver an inadequate provision of affordable housing that would not relate to the scale and type of development, in an area where there is an un-met need for affordable housing. As such, the development would not be consistent with Policies H4 and H5 of the London Plan (2021), Policy CS2 of the Waltham Forest Local Plan Core Strategy (2012) and the Mayor’s Affordable Housing and Viability SPG (2017).