

PLANNING REF : 252407
PROPERTY ADDRESS : North Court
: The Ridges, Finchampstead, Wokingham, Berks.
: RG40 3SJ
SUBMITTED BY : Mr Frederick Hammond
DATE SUBMITTED : 20/11/2025

COMMENTS:

I am a lease/freehold owner of an apartment at North Court and wish to object to this application for the reasons given below.

There are a number of inconsistencies in the plans provided, I am primarily drawn to the statement in the application claiming 1 parking/garage space, which is completely at odds with the drawings clearly showing 5 spaces (2 garage, 3 parking) plus a mysteriously labelled "store" of double-garage dimensions. One must assume that a vast dwelling of this internal area will likely be home to any number of vehicle users, especially given the lack of public transport and distance from even the most basic of amenities.

Given that this would quite possibly add a potential 5-7 extra vehicles using the access driveway I am concerned that the, almost blind, entry/exit gateway would add disproportionately to what already constitutes a serious road safety issue. It will be noted, in addition, that this entrance lies less than 100 yards from a notorious accident black spot on The Ridges (old War Memorial crossing).

The plans show no solution for foul-water drainage, which is a known issue at this location due to the lack of mains sewerage and difficult terrain, this proposal details a large dwelling of extremely generous living area, easily capable of housing 8-10 persons, which would possibly be challenging in regard to drainage.

I feel that a building in such a modern style would be detrimental to the environment in that it contrasts completely with the surrounding and original estate structure.

Since the current three North Court dwellings are of Victorian origin (Main House rebuilt as such after fire damage) such contemporary architecture, especially given its countryside setting, is out of place and anything other than complimentary to its surroundings.

Thank you