

PLANNING REF : 252407
PROPERTY ADDRESS : 12 North Court
: Finchampstead, Berks
: RG40 3SJ
SUBMITTED BY : Mr Steve Mann
DATE SUBMITTED : 21/06/2026

COMMENTS:

Thank you for your Planning Application Neighbour Notification regarding Application 252407. We strongly object to this application which although revised from its original plan is still an inappropriate development. We have lived at North Court for 7 years and chose this location not only because of its historical importance in the area; the origins of this beautiful Victorian estate are well documented, but also for the abundant wildlife which can be found here. An area which attracts such wildlife due to its tranquility and abundant mature trees. We strongly feel that this new development does not contribute positively to this beautiful estate. We also strongly feel that it is not in keeping with the current plans the council have around redevelopment.

We believe all existing properties on this site had to be built on the same footprint as the original Victorian dwellings, this has been strongly adhered to, however this new application is for a large property in the back garden of one of the original buildings, so it would seem it completely breaches that rule. It is not a mere extension of the existing building but a completely separate new build house.

The extra traffic this proposed building will create, bearing in mind the plans do show space for 5 vehicles, will make a considerable amount of additional traffic on to what is already a very busy road. We have experienced a number of accidents in this area over the past couple of years and extra traffic would severely compound that blem. It is important to add that when considering extra traffic this build would create, it is not only the inhabitants but also the many vehicles that supply the property. We experience already more delivery traffic in a changing world where purchases now happen on line.

When looking at the area surrounding our beautiful Victorian Estate, we see many properties on the market of a similar size to this proposed build. Sadly they are not selling, so we question the need for yet another build when there is so much availability. We are very much a countryside location, pavements where they do exist are narrow and often overgrown with vegetation, there are no shops within easy walking distance which compounds the need for cars, we also do not have regular bus services.

We hope that you will consider all of these points and come to the conclusion that it would be totally inappropriate to have a new build property of this nature in this beautiful location where wildlife are free to roam in an area that they consider home.