

PLANNING REF : 252407
PROPERTY ADDRESS : 1 North Court
: The Ridges, Wokingham, Berks
: RG40 3SJ
SUBMITTED BY : Mr David Paton
DATE SUBMITTED : 18/06/2026

COMMENTS:

I believe it is relevant to quote Mr Jones's (the applicant) own objections submitted to WBC regarding the redevelopment of the existing North Court Gate House a few years ago.

"The buildings and gardens of North Court were designed to compliment each other .Previous developments within the estate have been handled with sensitivity by the developers and planners alike. As a result North Court is very much as it was designed to be, a beautiful Victorian estate".

"A significant point to note, all developments in the last 20 years have been built on existing footprint" - Mr J Jones in 2015

This new proposed build is not a redevelopment of an existing structure. It is a completely new and separate dwelling, which if allowed to be built would mean the character of the old Victorian estate, will be lost forever.

As the style of the proposed build appears to be the only change, all previous objections remain e.g.

- Inappropriate development in the countryside contrary to FNDP Policies ADH1 and ADH2
- Detrimental effect on the historic North Court estate, contrary to FNDP Policy IRS3
- Back garden development contrary to FNDP Policy D3.2
- Overbearing - From drawings provided building seems bigger/taller than original proposition
- Parking, Highway Safety and Traffic impact - new proposal has specific provision for 5+ cars on site and the additional movement of service and delivery vehicles will also increase traffic movements significantly in and out of North Court from/to a country road with a 50mph limit some 100m or so away from a known accident black spot.

- The Heritage of the estate is intrinsically linked to Finchampstead and Wokingham via John Walter, Walter Infant School, Finchampstead Primary School, St Pauls Church, and St Catherine's Church. General Sir John Watson VC, whose banner still hangs in Finchampstead Church. The RAF who used the original building in WW" as a secret outpost. The history continued with Catherine Bramwell-Booth granddaughter of the founder of the Salvation Army who lived in North Court for nearly 40 years with her sisters. They are buried in Finchampstead Churchyard. Their North Court is clearly documented as having 3 buildings, as it does today!

- Previous planning decisions regarding North Court have only allowed redevelopment of existing buildings on similar footprints and to similar designs.

- Wildlife is currently in abundance on North Court, with roe deer, muntjac deer, foxes, rabbits, squirrels, red kites, bees and many other animals, birds and insects. A substantial build and all that entails will drastically affect their habitat.

- Environmental Impact is likely to be considerable as previously highlighted.

I would add, that a check today 18 June 2026 for houses for sale on Right Move with the specific search area of Finchampstead shows 38 available in the price range 1m to 2.5m (proposal likely in this bandwidth) including several within a very close radius to North Court which have been on sale for 2+ years.

My Conclusion therefore remains the same, that this proposed build does not comply with planning policy, does not fit with the heritage, building style nor open areas of North Court, will increase traffic unnecessarily, reduce wildlife, and seems quite unnecessary when there are currently many similar size/valued houses in the immediate local area which have remained on the market for some time.

I therefore strongly object to this application