

PLANNING REF : 252407
PROPERTY ADDRESS : Flat 11
: North Court, FLAT 11, NORTH The Ridges, Finchampstead, Berksh
: RG40 3SJ
SUBMITTED BY : Ms Janet Shackell
DATE SUBMITTED : 23/06/2026

COMMENTS:

Thank you for informing me of the updated application. Despite the great efforts the applicant has gone to with the revised application the build is still completely inappropriate - all that has really changed is the style of the build so all the previous objections made to the build still stand:

- It is clear from the properties on the market for many months in this area that further new properties are not needed

- The applicant has made an effort to downplay the cars that will be associated with the build by decreasing the size of the garage (although it seems likely this will be increased in size fairly quickly judging by the position and space available on the plan). However he has included spaces for 5 cars in his application which is at least more realistic than the original application - presumably to show that there is off road parking since there is no parking on the Ridges. But this confirms the fact that there will be an increased amount of traffic in and out of North Court which will lead to unsafe access and exit from North Court onto an already high volume of traffic using the Ridges and especially since the visibility is already limited. It will increase the likelihood of more accidents at the already dangerous junction where the war memorial was previously situated - Wokingham Borough Council are well aware of this dangerous junction. To add to this there will be increased utilities vehicles and Amazon type deliveries.

- The local road network is not suitable for the large construction traffic associated with the build - especially the width of the Ridges at the entrance/exit to North Court which will not allow large construction lorries to pass without affecting the oncoming traffic which I have personal experience of involving a Collard Group large delivery vehicle. The large construction traffic will also have difficulty manoeuvring on the North Court drive without causing damage to the drive and the vegetation along it. This could lead to the blocking of the drive.

- The local Parish Council has objected twice to this application and numerous residents have also put in valid objections - please do not ignore these.

- There will be a detrimental effect on the important heritage of North Court - already referred to in great detail by other submissions

- The build is on a new piece of land never built on before - it replaces land important to the environment with a building that is detrimental to the environment. It is a complete new build in the countryside and not a build on land with an original foot print. Previously this has been a requirement of any property built in North Court and previous applications have had to adhere to this -

so it is important that this one is rejected on the basis that there is no original foot print.

- The applicant has completely ignored the current covenants in place on this piece of land in favour of North Court which limits the type of building that can go on the land to summerhouses - again these have been described in great detail by other submissions. Whilst I realise that this will not be taken into account it does mean that the applicant will not be able to build what he proposes anyway.

- It has not gone unnoticed the irony that the current applicant made all the same objections that are being made against his current application when the Gate House (formerly the Lodge) planning application was made - the house at the entrance to North Court - 2018 to 2020.

- It is more or less impossible to assess the effect of the size of the build in this application since there is a distinct absence of any measurements on the re-submitted plans. These must be provided.

I want to re-iterate the comments I made and submitted on 19/11/2025. Please continue to take these into account. PLANNING REF : 252407 PROPERTY ADDRESS : Flat 11 : North Court, FLAT 11, NORTH The Ridges, Finchampstead, Berksh : RG40 3SJ SUBMITTED BY : Ms Janet Shackell DATE SUBMITTED : 19/11/2025 COMMENTS

Finally I want to register my strong objection to this inappropriate planning application based on concerns related to various well-established material planning considerations that have been raised here and also in other submissions.