

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:

1. I live in North Court and am directly affected by this planning application and yet I am still waiting to get a notification from WBC of the application. In addition I put a comment in on 5.11.25 to say that the application notice that is supposed to be on view to the

general public is in fact posted on private land inaccessible to the general public. This does not appear to have been moved to somewhere the general public can see it. Therefore I feel the process for consultation on a planning application has not been followed and it should be put right and the length for the consultation extended to give the general public the 21 days they are supposed to have

2. The proposed new build is a modern building that does not fit in at all with the surrounding environment and is contrary to LPU/H14: Development of Private Residential Gardens in the Finchampstead Neighbourhood Development plan which although it does encourage innovation and modernity in design states "this needs to be sympathetic to, and complement, existing styles and as such won't always be appropriate". This current build is therefore not appropriate. Interestingly the applicant for this new build cited similar reasons in objection to the build of the Gate House some years ago - he appears to have changed his mind now with his new build.

3. An important part of this application is access to the new build and there has been an assumption that they can use the drive owned under the Freehold by North Court. It is true that the Coach House currently uses this drive but there are a number of reasons why this should not be assumed for the new build

- The Coach House are supposed to pay towards the maintenance and repair of the drive in proportion to the amount they use it. As far as I know they have not done this regularly over the years when quite a significant amount of money has been spent by the owners of North Court and I would consider this to be a breach. It is clear that the use of the drive for very large construction traffic will cause more damage which they may not offer to pay for.

- The drive itself and the electric gate are already being used by more traffic with all the deliveries and the number of current residents with their cars at the Coach House than it was ever designed for and yet more regular traffic from the new build (at least 3 cars according to the spaces on the plans) will exacerbate this.

- The use of the drive is not practical by large contractor delivery vehicles - it is narrow and the sharp right turn into the Coach House drive will not be manageable by large deliveries

- Digging up the drive to allow for the various services and utilities to be laid is not an option and can not happen since the drive can not be closed - it is a single track drive and must be open and accessible at all time for owners who live there and for deliveries and emergency services.

- Another important reason for using the drive on to Wick Hill is

that entrance/exit from the North Court drive on to the Ridges by yet more traffic (the new build has a double garage and room for at least 3 cars) is to be discouraged - the entrance/exit is a very short distance from an area designated in the FNDP as "a difficult area" - "on the narrow Jubilee Hill, War Memorial turn"

Given these points the obvious solution is for the new build to use the drive that is already in place from the Coach House to Wick Hill - it would be more direct and would not involve using shared land - in addition the Coach House would be able to make use of it. Any access to the new build must be via this route and not using the current North Court drive and gate.