

Our Ref: SM/B0034/26

15 April 2026

Planning Department
Wokingham Borough Council
Civic Offices, Shute End
Wokingham
RG40 1BN

Dear Sir/Madam

RE: Three Frogs, London Road, Wokingham, RG40 1SW

I have today submitted an application for retrospective planning permission for an enclosed customer seating area, pergola and covered walkway at the above public house on behalf of Greene King Ltd (PP-14839044).

The application is supported by Drawings BD089 PLEX001, 002, 003, 004, 005 and 006, and a CIL form. The below Planning Statement includes details of landscaping and community involvement sufficient for validation of the application.

Planning Statement

Site & Surroundings

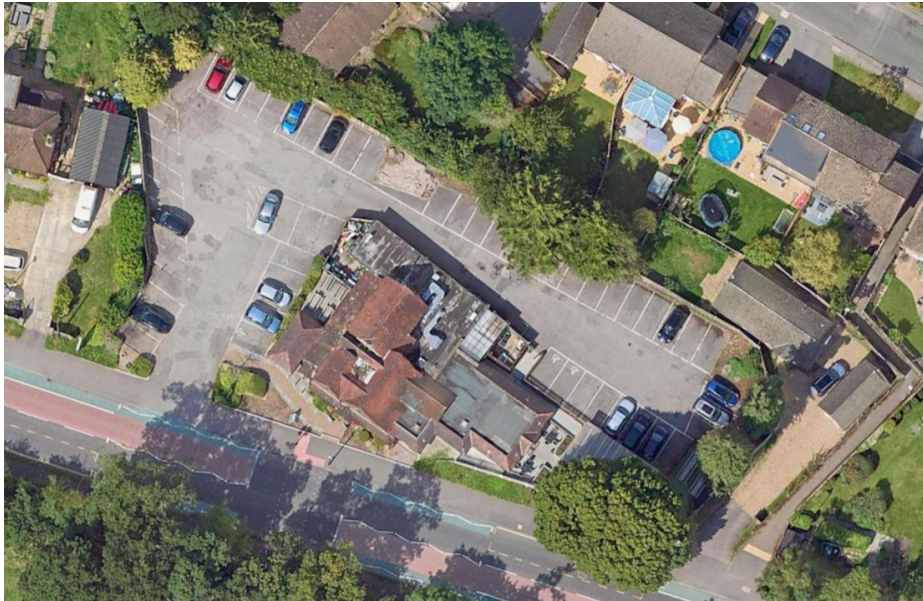
The Three Frogs public house lies on the north side of London Road (A329) in the eastern part of Wokingham.

The part single, part two storey building fronts Wokingham Road with car parking to the west, north and east sides, providing 47 car parking spaces (including 3 disabled spaces).

A single storey extension to the dining area was added in 2015, following planning permission granted in 2012 (122241). More recently in 2023, a pergola was added on the eastern side of the site and then an enclosed customer seating area with covered walkway was added in 2024. These two elements of work are the subject of this planning application.

The site is enclosed by a white picket fence on the Wokingham Road boundary. There are two mature trees which lie outside but adjacent to the front of the site, alongside a bus shelter. There is a further mature tree on the eastern boundary of the site.





Aerial view of Three Frogs public house

The building is not statutory or locally listed and does not lie within a conservation area. It does not lie within the floodplain and is not at an elevated risk of surface water flooding.

The site has excellent access to public transport with a bus stop for eastbound traffic located directly outside the site and the bus stop for westbound traffic (into Wokingham town centre) located diagonally opposite to the west. Wokingham town centre is situated approximately 800m west of the application site and Wokingham train station approximately 1.8km to the west.

There are cycle lanes and well maintained pavements on both sides of Wokingham Road making walking and cycling to the site an attractive option.

Application Works (retrospective) and Landscaping Proposals

This application relates to a pergola which was added in the eastern part of the site in 2023 and an enclosed customer seating area with covered walkway which was added in 2024. Photographs of the site are provided at the end of this letter.

Planting is incorporated into the outdoor seating areas to enhance the appearance of these spaces. The enclosed customer seating area was carefully constructed with minimal foundations on the southern side to ensure no adverse impact on the street trees to Wokingham Road.

Statement of Community Involvement

This is a modest scheme of works designed to enhance the outdoor seating available at the pub. As such, there was no public consultation prior to the works taking place but the additional seating has been well received by customers.



Planning Assessment

The NPPF promotes planning decisions that promote social interaction (Paragraph 96) and ensure that community facilities (such as public houses) are able to develop and modernise in order to be retained for the benefit of the community (Paragraph 98d).

The outdoor seating areas which are the subject of this application are small but nonetheless important additions to the public house which provide additional seating for customers, supporting the vitality and viability of the pub.

The outdoor seating structures have been designed to follow the existing style of the adjacent dining room extension with painted timber cladding and a lightweight roof design. The side elevation of the enclosed customer seating area provides an attractive backdrop to the bus stop and a tidy appearance from the road.

In accordance with Core Strategy Policy CPI, the works maintain a high quality environment for this part of Wokingham Road and provide an attractive, functional, accessible and safe environment for customers and staff.

The pub enjoys an appropriate level of car parking for customer demand, particularly given its position within an urban area with easy access on foot and by cycle, and the close proximity to bus stops.

In summary, the works accord with Policies CC01 and CPI, and with the provisions of the NPPF and planning permission should therefore be granted.

We look forward to receiving confirmation that this retrospective application has been validated but please do contact me if you require any further information.

Yours faithfully



Sophie Matthews MRTPI

Associate Director

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Cc. Suraj Phandey, Planning & Compliance Officer



Photographs of Seating Area



East elevation of enclosed customer seating area



East and north elevations of enclosed customer seating area





West elevation of enclosed customer seating area and covered walkway



North elevation of pergola (with timber arbour to right side)





View of enclosed customer seating area from Wokingham Road (with bus stop to right side)

