

PLANNING REF : 260921
PROPERTY ADDRESS : 19 Harmar Close
: Wokingham, Berkshire
: RG401SG
SUBMITTED BY : Mr Justin Corio
DATE SUBMITTED : 11/05/2026

COMMENTS:

Retrospective Planning Objection - Three Frogs Public House,
Wokingham (Wokingham Borough Council)

I wish to object to this retrospective planning application relating to the outdoor area at the Three Frogs Public House, Wokingham, on the grounds that the development has resulted in an unacceptable impact on the amenities of nearby residents and is not appropriate for its residential setting.

1. Noise and disturbance (loss of residential amenity)

Since the outdoor area was constructed and brought into use, noise levels have increased significantly. This is most apparent during sporting events and private functions, where noise carries late into the evening and the language used is, at times, unacceptable given the proximity of surrounding homes.

There are also recurring sources of disturbance, including an employee (believed to be the chef) leaving the car park while revving an exceptionally noisy vehicle, and the emptying of bottles/glass,

typically between 22:30 and 23:00. Collectively, these issues are materially affecting our ability to enjoy our home and garden in reasonable peace.

2. Parking displacement into Harmar Close

The development has reduced on-site parking capacity. As residents immediately behind the premises, we regularly experience visitors parking in Harmar Close and walking through to the pub. The reduction in the pub's car park appears to have worsened this situation, causing inconvenience and disruption for residents and undermining the proper functioning of the close.

3. Tree removal / loss of screening

Several trees have been removed from the site. These previously provided visual and acoustic screening and helped reduce the transmission of noise from the premises and the main road into the residential area behind. Their removal has reduced this buffering effect and increased noise intrusion.

4. Community safety and anti-social behaviour

Since the development was implemented, there has been an increase in suspicious activity consistent with drug dealing in the vicinity, which has been reported to the police and aspects captured on CCTV. This is a serious concern for residents and adds to the negative impact associated with the intensified use of the site.

5. Character of the area

The development is not considered to be in keeping with the existing building or the character of the surrounding area, and it has facilitated a more intensive and intrusive use close to residential properties.

Request to Wokingham Borough Council

As this is a retrospective application, the impacts described above reflect the development as installed and operated. I respectfully request that Wokingham Borough Council refuses permission. If the Council is minded to approve, I ask that it imposes clear, robust and enforceable conditions to protect residential amenity, including restrictions on hours of use of the outdoor area, limitations on

amplified sound and external TVs/speakers, controls on the timing of bottle disposal, and appropriate measures to address parking impacts and reinstate screening.