

PLANNING REF : 260921
PROPERTY ADDRESS : 12 De Vitre Green
: Wokingham
: RG40 1SE
SUBMITTED BY : Mr Karl Randall
DATE SUBMITTED : 04/05/2026

COMMENTS:

I wish to formally object to this retrospective planning application.

This development was carried out without prior planning permission. It is our understanding, from my parent in law's neighbours, that a previous application was submitted in 2012, which required formal public consultation including residents attending the council offices to engage with planning officers. That application was withdrawn. The applicant nonetheless proceeded with construction without any application or community consultation a deliberate circumvention of the planning process that should weigh heavily against the grant of retrospective permission.

NOISE AND AMENITY IMPACT

The development has caused a significant and ongoing loss of amenity to neighbouring residents. Noise from the expanded rear area penetrates into adjoining homes even when all windows and doors are closed. On warm days, residents are forced to seal their homes rather than ventilate them naturally and the noise remains clearly audible regardless. Residents have also lost enjoyment of their own gardens when the pub is hosting outdoor events.

The noise recurs throughout the year across a continuous cycle of sporting events: weekend Premier League football, Rugby Union internationals, the UEFA Euros, and the upcoming FIFA World Cup. The World Cup is of particular concern late-night fixtures running into the early hours of the morning are expected to be especially disruptive. The situation has become so untenable that my elderly parent-in-laws are planning to stay at our home during some of the games to escape the noise. No resident should be forced to leave their own home due to an unauthorised development.

COMPLAINTS AND LACK OF ACTION

Complaints have been made to the Anti-Social Behaviour team at WBC and directly to the operator, Greene King. Greene King have indicated they would take action but have not done so. This undermines any confidence that approval would bring meaningful improvement.

CONSULTATION CONCERNS

Notification for this application was limited to a small number of immediately adjoining properties, despite the noise impact extending considerably further. I request that the local planning authority consider whether wider re-notification is required before this application is determined.

CONCLUSION

This application should be refused. The development was built without permission, following the withdrawal of a previous

application after consultation. It has caused, and will continue to cause, material harm to the amenity of neighbouring residents, and retrospective permission should not be granted.