

PLANNING REF : 260921
PROPERTY ADDRESS : 12 De Vitre Green
: Wokingham, Berkshire
: RG40 1SE
SUBMITTED BY : Mrs Caroline Burwood - Randall
DATE SUBMITTED : 03/05/2026

COMMENTS:

FORMAL OBJECTION TO PLANNING APPLICATION 260921, Three Frogs Pub,
London Road, Wokingham

I am writing to formally object to the retrospective planning application submitted by Greene King for the expansion of outdoor seating at the Three Frogs pub.

I am a regular visitor to the home of my elderly parents at Harmer Close, Wokingham, which is directly adjacent to the pub garden. I stay in their spare room frequently and am therefore directly affected by the noise impact of this expansion.

My parents moved to Harmer Close in 2012 after careful consideration of living behind a public house. For their first eleven years of residence, they experienced no significant problems. The pub operated responsibly, and noise levels were acceptable. However, in summer

2024, Greene King undertook substantial structural expansion of the outdoor seating area without any consultation whatsoever with neighbours, increasing capacity from 48 to 150 seats and creating what is effectively an outdoor sports bar with amplified entertainment.

This expansion has fundamentally destroyed the peaceful enjoyment of my parents' home and garden. On warm days, they cannot open their windows or doors without being subjected to intrusive noise from amplified sports commentary, shouting, and profanity. Even with windows fully closed and doors shut, the noise remains clearly audible. My parents are effectively prevented from enjoying their own garden during the summer months when they should be able to sit peacefully outside. As elderly residents in their retirement years, they should not be forced to choose between fresh air and peace and quiet in their own home.

When I stay with my parents, I too am affected. The noise disrupts my sleep and prevents me from enjoying time in their garden with them. Late evening sports events mean that even with all windows and doors closed, intrusive noise continues well into the night.

Critically, neighbours met with the Three Frogs manager in summer 2024 to voice concerns over the anticipated increase in noise. We were assured that Greene King would install noise cancelling screening. Nearly two years later, in January 2026, my mother wrote directly to Greene King's head office requesting an update. The manager subsequently confirmed that the screening had not been installed, citing cost as the reason, despite a six figure sum having been available for the refurbishment itself. This represents a clear broken promise and a deliberate choice to prioritise profit over the wellbeing of neighbouring residents.

I understand that Greene King applied for a similar garden extension approximately 14 years ago, and this application was refused by the council on the grounds that the proposal was too close to neighbouring residential properties. The current expansion replicates these exact concerns, yet has proceeded without proper consent. It is grossly unfair that a major company has chosen to act first and seek permission afterwards, leaving residents to live with the consequences.

The timing of this makes the impact particularly acute. With the World Cup beginning in June 2026, many evening matches kick off at nine and ten o'clock at night. This means that noise from amplified commentary, cheering crowds, and intoxicated spectators will extend well into the early hours of the morning on school nights. This is not merely an inconvenience to my elderly parents, but it poses a genuine harm to young families living in the surrounding neighbourhood. Several households in Harmer Close and nearby streets have young children, some of whom are currently undertaking important examinations. These children deserve the opportunity to sleep properly and study without constant disruption from commercial entertainment noise. It is deeply unfair that they should be forced to tolerate late night sports events simply because a major corporation chose to expand without consent or consideration for the community.

Under the Town and Country Planning Act 1990, this development should not have proceeded without planning permission. Under the Environmental Protection Act 1990, the noise generated constitutes a statutory nuisance affecting the residential enjoyment of neighbouring properties.

I strongly urge the council to refuse this retrospective planning application unless and until Greene King submits and implements a comprehensive noise mitigation plan, independently verified by acoustic specialists against BS 4142, demonstrating that the expansion will not cause unacceptable noise impact on neighbouring residential properties.

I request that the council also opens a formal enforcement investigation into the unauthorised development and considers serving an abatement notice under section 80 of the Environmental Protection Act 1990 to require noise mitigation measures.