

PLANNING REF : 260921
PROPERTY ADDRESS : 20 Harmer Close
: Wokingham, Berkshire
: RG40 1SG
SUBMITTED BY : Mrs Kathleen Burwood
DATE SUBMITTED : 03/05/2026

COMMENTS:

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

I wish to formally object to planning application 260921 relating to the expansion of outdoor seating at the Three Frogs pub.

My husband and I bought our home at Harmer Close in 2012 after very careful consideration of the fact we were moving behind a public house. We accepted this knowingly. For the first eleven years we lived here, we experienced no problems. The noise from the pub was at an acceptable level, even when the beer garden was extended previously and the restaurant was extended twice.

However, everything changed in summer 2024 when Greene King decided to extend yet again, significantly expanding the outdoor seating area to 150 seats and creating an outdoor sports bar, all without warning or consultation with any neighbours.

Since this expansion, we can no longer enjoy our own garden in peace. On warm days when we would normally open our windows and doors, we are subjected to loud noise from people shouting, cheering, and using obscene language. Even when our double glazed windows and doors are fully closed, the noise is still clearly audible inside our home. We are elderly residents who moved here for our retirement years. We should not have to choose between opening our windows for fresh air or closing them to escape noise pollution in our own home.

When neighbours met with the manager to voice concerns, we were assured that noise cancelling screening would be installed. Nearly two years have passed and nothing has happened. I wrote directly to Greene King's head office in January 2026 asking what had become of this promised screening. The manager surmised it had not been done because of cost, despite a six figure sum being spent on the pub's bishment. This is unacceptable.

I have learned that Greene King applied for a similar garden extension many years ago and was refused because the proposal was too close to neighbouring gardens. Today's expansion poses the same concerns, yet has been allowed to proceed.

We are now facing the World Cup with many matches kicking off at nine and ten o'clock at night. If we are already experiencing this level of noise disruption now, the situation will become significantly worse when these late evening matches take place. This application also sets a precedent for future major sporting events and entertainment, meaning our home will become increasingly difficult to live in.

Unless Greene King commits to proper noise mitigation measures, this application should be rejected.

