

PLANNING REF : 242872
PROPERTY ADDRESS : 3 Mitford Court
: Three Mile Cross
: RG7 1GZ
SUBMITTED BY : Mr Liam Whitfield
DATE SUBMITTED : 18/12/2024

COMMENTS:

I am writing to express my support for this planning application.

The proposed extension is a thoughtful and contemporary addition to the listed pub, providing a cohesive replacement for the current disjointed, unsightly extensions. It will also address the need for additional dining space, which the pub currently lacks. From the submitted drawings and consultation reports, it is clear that significant time and care have been invested in ensuring the proposal respects and enhances the heritage value of the existing building, as well as its local surroundings.

The inclusion of the new entrance is a particularly commendable design choice, addressing the current inconvenience of navigating around the front from the car park. The provision of level access is also especially welcome, as it will significantly improve accessibility for wheelchair users, who currently face challenges accessing the pub and its facilities.

I am aware of other public comments regarding noise and privacy. However, as our property is located some distance from the pub backing onto the overflow parking area, I have personally found these concerns to be negligible. Naturally, during the summer months, music / sports events can occasionally be heard outdoors, but I have observed that the owners consistently lower the volume at appropriate times. Frankly, I wouldn't have chosen to live near a pub if I believed noise would be an issue for me. The noise consultant's assessment diagrams included in the application provide a valuable analysis of the potential impact the development might have. The extension will be set away from some of the immediate residents which will hopefully alleviate concerns. I would expect that any noise concerns for these residents can be effectively addressed through external licensing regulations and temporary event notices as motioned in the noise report.

In the challenging economic climate for pubs, it is disheartening to see so many beautiful, historic establishments fall into disrepair or be repurposed for alternative unsuitable uses. The reopening of this pub has delivered substantial benefits to the local community, and the new owners have demonstrated both competence and dedication in running the business. Their significant willingness to invest in rading the pub to modern standards is evident, and this proposed addition will play an important role in securing its long-term future enabling it to continue keeping up with local competition.

I look forward to seeing this extension hopefully approved by the Local Authority and the difference it will make to the business, historic listed building and more importantly the local community.

