

PLANNING REF : 261809
PROPERTY ADDRESS : 2 Bluebell Crescent
:
: RG5 4WP
SUBMITTED BY : Mr Cliff Clynch
DATE SUBMITTED : 31/08/2026

COMMENTS:

I am writing as a member of the Earley Home Guard Social Club for to formally object to application 261809 for a detached house and detached double garage adjacent to our club.

I am genuinely worried about the impact this proposal will have on my Club. The Home Guard Social club is not just a building. It has served Earley for generations as a genuine community asset.

One new house is all it takes. We have seen this across the UK:
- The Barrels Ale House, Berwick one new resident moved in above a 15-year-old live venue and got all live music cancelled.

- The Sekforde, London a 200-year-old pub nearly lost its garden after new neighbours complained about talking.
- Night & Day Cafe, Manchester one flat built next door led to a noise abatement notice that nearly closed the venue.

Our situation is identical. The plans show bedrooms, garden and patio will be directly exposed to normal, long-standing club noise members leaving at 10-11pm, cars, darts nights, Saturday football. The double garage does not provide an acoustic shield, it creates a reflective canyon.

If the Council is minded to approve the law is clear and must be applied to protect our Club : *Agent of Change, NPPF paragraph 193 and Local Policy P4.* Where a new dwelling is built next to an existing community facility, the applicant must provide and pay for all mitigation. The club must not have unreasonable restrictions placed on it because of development built afterwards.

If the Council is minded to approve, as a minimum you must apply the condition: below

1. A full independent acoustic assessment treating the Club as the existing noise source to include garden, patio and all bedroom windows, with windows open;
2. Re-orientation so the house and double garage act as a shield, plus acoustic glazing and mechanical ventilation fully funded by the applicant not the club;
3. A legally binding condition / deed that the club's existing hours and activities are protected, and that future complaints from this property cannot be used to restrict the club.

Without this, you are setting a valued community asset up to fail to benefit one new dwelling.

I urge you to refuse or to apply these protections in full to protect our Club for generations to come