

PLANNING REF : 251705
PROPERTY ADDRESS : Buckstone House
: Furlong Drive, Ascot, Berkshire
: SL5 7GW
SUBMITTED BY : Ms Jacqui Kroonenburg
DATE SUBMITTED : 10/05/2026

COMMENTS:

Planning Application 260921 Three Frogs Pub, London Road,
Wokingham

I wish to strongly object to the retrospective planning application for the erection of an outside seating area, pergola, and walkway at the above pub, which was constructed without prior planning permission more than two years ago.

Impact on Residential Amenity

I have immediate family members living on Harmar Close, and when I visit them with my young children, I have noticed significant and ongoing noise disturbance from the pub's outdoor area. Since the development was built, noise levels have increased substantially. This has materially reduced the ability of my family to enjoy their garden, particularly during evenings and weekends in the summer months. We can clearly hear conversations (including loud swearing), music, and general pub activity even with windows closed, and my family are forced to keep windows shut during warmer weather to maintain a reasonable level of peace inside their home. This represents a clear and unacceptable loss of residential amenity that would not have existed without the unauthorised development.

Lack of Mitigation and Engagement

Greene King, the pub operator and applicant, has been aware of these issues for a considerable time yet has made no meaningful attempt to address concerns or implement any noise mitigation measures such as acoustic screening, restricted hours of use, or management of patron behaviour. This lack of engagement further undermines the application.

Retrospective Nature and Precedent

Approving this retrospective application would set a dangerous precedent. It effectively rewards unauthorised development and sends a message that operators can build first and seek permission later, bypassing the proper planning process. This undermines the integrity of the planning system and is unfair to those who comply with regulations from the outset.

The need for this retrospective application has unnecessarily consumed council time and public resources in processing a development that should have been subject to proper scrutiny and consultation before construction. Had the correct process been followed, any impacts on neighbouring residents could have been properly assessed and mitigated in advance.

Requested Outcome

I respectfully request that the application be refused on the grounds of unacceptable harm to residential amenity.

If the council is minded to approve the application despite these impacts, I would ask that very strict conditions be imposed, including limited operating hours for the outdoor area, implementation of effective noise mitigation measures, and a requirement for ongoing monitoring and compliance.

Thank you for considering my objection.