

COMMENTS:

I wish to object to the above application on the grounds that the outdoor drinking and dining area including the installation of an outdoor television showing sport has resulted in significant and unacceptable harm to the residential amenity of neighbouring properties. The proposal conflicts with both national planning guidance and local planning policies relating to noise, disturbance, and the protection of residential environments.

Given the proximity of the area to residential gardens and windows, this noise is intrusive and unavoidable. It is materially harming the quiet enjoyment of our homes, contrary to NPPF Paragraph 185, which requires planning decisions to prevent noise giving rise to adverse and significant adverse impacts on health and quality of life.

No meaningful mitigation is possible due to the location of the outdoor area relative to neighbouring properties.

We now endure a level of outdoor activity wholly inappropriate for a residential setting. The impacts include:

- Loss of privacy due to increased overlooking

- Disturbance from customers congregating outdoors

- Noise late into the evening, particularly during televised events

These impacts represent a clear and unacceptable loss of amenity for nearby residents and conflict with local plan policies designed to protect residential living conditions.

While the pub is an established use, the creation of this dedicated outdoor drinking and dining area particularly one centred around televised sport represents a significant intensification of the commercial activity on the site. This has

- Increased customer numbers

- Extended the active area of the pub closer to homes

- Changed the character of the premises

- Introduced new noise sources not previously present

Such intensification is inappropriate in a quiet residential area and conflicts with policies that seek to maintain the character and amenity of such neighbourhoods.

The outdoor area is simply too close to residential boundaries to operate without causing harm. The physical constraints of the site mean that noise, light, and activity cannot be contained or mitigated to acceptable levels.

I therefore respectfully request that the application be refused.

Yours faithfully

Paula Driscoll

PLANNING REF : 260921

PROPERTY ADDRESS : 14 Harmar Close

: Wokingham

: RG40 1SG

SUBMITTED BY : Mrs Paula Driscoll

DATE SUBMITTED : 11/05/2026

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