

PLANNING REF : 260921
PROPERTY ADDRESS : 14
: Harmar Close, Wokingham
: RG40 1SG
SUBMITTED BY : Mr Wayne Driscoll
DATE SUBMITTED : 11/05/2026

COMMENTS:

I wish to object to the Three Frogs planning application for the following reasons.

We have lived behind the Three Frogs for 30 years and, until recently, noise was limited to the occasional busy evening. Since the extension of the garden area, however, we are now experiencing regular and frequent disruption. This is no longer confined to Friday and Saturday nights; it occurs on any day of the week and often throughout Saturday afternoons when football is shown. The space is used constantly, regardless of the weather. Because it is a heated outdoor area, it has become a natural gathering point for smokers, and with the addition of a television that is permanently on, the area remains occupied all year round. The cumulative effect is a significant and ongoing loss of residential amenity.

We no longer have the pleasure of our own garden space. The proximity of the outdoor seating and dining area at the Three Frogs is extremely close to the residential properties in Harmar Close. The voices of the customers carry very clearly and as the alcohol intake goes up so does the volume of voices. With this also comes obscene language. What we experience is without doubt anti-social behaviour and is ruining our living conditions. Green King has applied for planning permission in the past for this space. The planning committee from Wokingham Borough Council paid a site visit and once they saw for themselves the proximity to the houses planning was denied. What we have now is even worse. This structure does nothing to contain the noise of the pub customers.

The fact that this application is retrospective means that residents are already living with the consequences of the extended outdoor seating area. The impact is not theoretical it is being felt now. Local residents are experiencing a clear and detrimental effect on everyday life, to the extent that complaints have already had to be made to the WBC Anti Social Behaviour Team. This demonstrates that granting permission would not benefit the neighbourhood and would instead formalise a situation that is already causing harm.