

PLANNING REF : 260921
PROPERTY ADDRESS : 218 London Road
: Wokingham, Berkshire
: RG40 1SW
SUBMITTED BY : John Willkins
DATE SUBMITTED : 13/05/2026

COMMENTS:

I am writing to formally object to the retrospective planning application for outdoor alterations and a garden extension at The Three Frogs pub on London Road.

I have lived at 218 London Road On and off for over 55 years (family home, so when not living there my parents did, who i visited several times a week) , during which time this premises operated as a quiet, traditional, and welcoming community asset.

The historic building dating back to 1770 has been fundamentally stripped of its identity by Greene King.

It has been transformed from a peaceful family venue into a loud, aggressive, and sometimes violent sports bar. As a local resident living just 100 metres away, the unauthorized conversion of the beer garden into a 150-cover sports zone has caused severe harm to my property, safety, and well-being.

This aggressive, high-volume drinking venue does not represent what Wokingham is about. Wokingham prides itself on being a family-oriented, cohesive, and peaceful market town. This development completely undermines that local identity. I request that Wokingham Borough Council refuses this application based on the following material planning considerations:

1. Increased Flood Risk, Loss of Natural Drainage, and Property Damage

The unauthorized works involved stripping away a significant amount of natural green drainage that previously soaked away rainwater. The replacement with non-porous surfaces causes heavy rainfall to flood the pub's car park. Once the water levels peak, the runoff flows directly into the front garden of 220 London Road, before continuing downhill to flood my garage at 218 London Road.

Despite raising this recurring flood damage multiple times with both Greene King and the WBC Highways Department, no resolution has been provided. Under National Planning Policy, developments must not increase flood risk to neighbouring properties; this unauthorized expansion directly causes ongoing localized flooding.

2. Severe Noise Nuisance and Impact on Local Families

The outdoor television screens broadcasting live sports generate relentless, intrusive noise deep into the evening. I have personally approached patrons in the garden to ask them to moderate their foul language while I was there with young family members, only to be met with hostile and aggressive responses.

The combination of constant swearing, shouting, and amplified audio completely prevents my family from using our own garden. This development violates Wokingham Council's core planning policies aimed at protecting residential areas from commercial noise pollution.

3. Escalating Anti-Social Behaviour and Public Safety Risks The outdoor sports bar format actively attracts a volatile demographic intent on heavy drinking. The area now suffers from regular anti-social behavior, including loud shouting, public disorder, and occasional physical fights. Changing the nature of a historic pub in a residential area to support high-volume drinking directly undermines public safety and community cohesion.

4. Zero Management Supervision of the Extended Garden The extended garden area is physically isolated and located far from the main pub building. Staff remain inside servicing the busy indoor bar and are completely unable to monitor or control customer behavior outside. Because the space operates entirely unpoliced, the hostile atmosphere and anti-social behavior are left to escalate completely unchecked.

5. Loss of Historical Community Value and Harm to Local Character The Three Frogs has a proud, 250-year history as a quiet neighborhood pub. The council should reject this planning application and use its enforcement powers to compel Greene King to reinstate The Three Frogs as a traditional, family-friendly community pub that serves and enhances the local neighborhood, rather than a sports bar that alienates Wokingham residents.

6. Retrospective Evasion of the Planning Framework Greene King are not unexperienced, have knowingly tried to bypass standard planning laws during their six-figure overhaul, presenting the council and residents with a fait accompli.

Approving this application rewards a large corporate developer for ignoring local planning controls and denying nearby residents their statutory right to consultation. The unauthorized development causes substantial, irreversible harm to the peace, safety, property drainage, and heritage of our neighborhood. I strongly urge the planning committee to refuse permission and initiate immediate enforcement action to restore the pub garden to its original scale and purpose, along with increased drainage