
From: Russell Ayers [REDACTED]
Sent: 06 October 2026 12:12
To: Vicki Wood
Subject: Official Objection: 26/02277/S73

Hello Vicki,

As per our phone conversation this morning please find below my official objection to the proposal 26/02277/S73 (Manor House Royston Car Park Seating Expansion)

I am writing as a local resident and neighbouring resident to formally object to the above planning application, which proposes an increase in the outdoor seating area at the pub adjacent to my apartment.

I currently live immediately next to the premises and have a direct view from my balcony overlooking the existing outdoor seating and garden area. As a result, I am particularly affected by activity taking place within this area and have first-hand experience of the impact that the existing use has on the surrounding residential properties.

Since moving into my apartment, there have been persistent and, in my view, excessive levels of noise associated with the pub's outdoor area. This has had a significant effect on the ability of neighbouring residents to enjoy their homes peacefully, particularly during evenings and at weekends, especially during summer time.

There have also been incidents involving disorder and violence in the vicinity of the premises, including occasions where the police have attended. While I appreciate that individual incidents cannot necessarily be attributed solely to the operation of the pub, I believe that the existing level of activity already presents challenges for the surrounding residential area.

I am therefore seriously concerned that expanding the outdoor seating area would increase the number of people using the external space and consequently increase noise, disturbance, late-night activity and the potential for antisocial behaviour. In my opinion, this would further diminish the residential amenity currently enjoyed by neighbouring residents.

On numerous occasions I have been woken up by the **employees** of Manor House Wetherspoons using the outdoor seating area to socialise way outside of the pubs official opening hours sometimes 2-3am in the morning. An increase in seating area will only encourage these employees to sustain this anti-social behaviour.

I have many videos of fights with weapons (including a man with a baseball bat) and anti-social behaviour about the patrons of Manor House. I've lost count on how many times I have called the police to report violence and anti-social behaviour, including criminal damage and people urinating on my property.

All off these issues will be exacerbated if the planning application for the seating area is granted.

Any picture or video evidence for anti-social behaviour and violence is available on request should you need it.

My primary concerns are:

- **Noise and disturbance:** An increase in outdoor seating is likely to result in more customers using the external area and therefore greater levels of conversation, shouting, music and general noise.
- **Impact on residential amenity:** Residents should be able to enjoy their homes without being subjected to unreasonable levels of noise and disturbance from an adjacent commercial premises.
- **Evening and nighttime disturbance:** Noise from outdoor customers is particularly intrusive during the evening when surrounding residents are attempting to relax or sleep.
- **Antisocial behaviour and disorder:** There have already been incidents of disorder and violence requiring police attendance. Increasing the capacity of the outdoor area could exacerbate these existing problems.
- **Cumulative impact:** The existing level of activity and disturbance should be taken into account when assessing whether the proposed expansion would have an unacceptable effect on neighbouring properties.

I respectfully ask the Planning Authority to give significant consideration to the effect that this proposal would have on neighbouring residential properties and, in particular, the cumulative impact of increasing the capacity of an outdoor area which is already a source of considerable disturbance.

I believe that granting the application in its current form would result in an unacceptable intensification of the use of the outdoor space and would have a detrimental impact on the living conditions and residential amenity of neighbouring residents.

For these reasons, I respectfully request that the Planning Authority **refuse the application**.

Should the Planning Authority be minded to approve the application, I would ask that robust and enforceable conditions are considered to mitigate the impact on neighbouring residents, including security cameras, security staff to mitigate the increase in anti-social behaviour this application will bring.

Thank you for considering my objection.

If you'd be so kind to reply so I know you've received this, I'd be grateful.

Yours faithfully,

Russell Ayers

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