

Planning Application submission to Reading Borough Council for a proposed covered area over the forecourt of shop premises to display fresh fruit and vegetables at Yuvraj Stores, 9 Manchester Road, Reading

The property is an existing end of terrace unit that has a commercial shop user class A1 at ground floor with a basement, and residential use C3a at upper floors. The shop is a general grocery outlet which lies at the cross roads of Manchester Road and Radstock Road with its frontage to both roads.

There is one other commercial unit at No 14 Manchester Road, but otherwise the closest provision is to the west with a number of units in Cholmeley Road and fronting the London Road. The shop is set within the residential streets and does not purport to serve or catch “passing trade”.

The shop has a very narrow internal footprint and has been extensively improved by the current owners to the extent that it has become a very popular and busy local service to the surrounding dwellings.

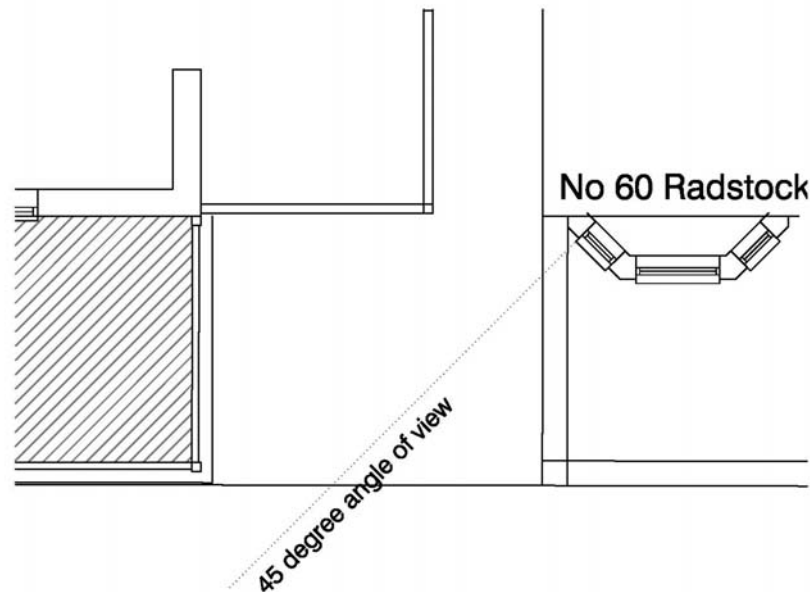
The owners are keen to cater for the demands and constant requests for fresh fruit and vegetables, and this need can easily be met by allowing the forecourt to the shop to be used for display and overnight storage with a flat roofed covered area.

The proposed covered area would be open sided to the frontage and the two sides during opening hours and closed off at night.



Street view at junction of Manchester Road and Radstock Road

The proposal is for a modest addition that would take up part of the hardstanding that fronts Radstock Road, and be set to have little or no impact to the other properties in the street. The structure is set away from the closest property at No 60 Radstock Road, and from the plan below it is demonstrated that there is no impact to the dwelling with the new structure.



Plan to show angle of view from No 60 Radstock Road



Photograph to show relationship and angle of view from No 60 Radstock Road

The proposal does not expect or attempt to increase footfall or traffic movements but only to serve the existing customer base with a more varied stock of items for sale. This statement is in support of this application to allow works to an existing building where both previous and current proposals sit comfortably with properties in the vicinity of and adjacent to the application site.