

25/2005/033

MR & MRS L REED

**FORMATION OF ACCESS AND DRIVEWAY TO 2 AND 3 BURNSHILL TERRACE,  
NORTON FIZWARREN, TAUNTON**

19954/25799

FULL PERMISSION

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**PROPOSAL**

The application has been submitted by the householder, but is also on behalf of the next door neighbour. Proposed vehicular access between the 2 properties will be 3.05 m wide, splayed at the roadside to 5.73 m. Drive will give access to rear gardens, where parking and turning can be provided.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY vehicles are frequently parked in the highway outside Burnshill Terrace. Even if off road parking is to be provided for Nos. 2 and 3, vehicles are still likely to be parked on the highway making exit/entry more difficult and interfering with visibility. There would be insufficient length and width of drive to the front of the properties to enable two vehicles to pass resulting in the likelihood of vehicles reversing out on the highway. The main road is the B3227 a County Route, and the proposal is contrary to Structure Plan Policies. Recommend refusal.

PARISH COUNCIL support application as it would remove at least two vehicles from parking on the roadside, but stipulated that there must be a turning bay included at the rear of the two properties.

**POLICY CONTEXT**

Somerset and Exmoor National Park Joint Structure Plan Review Policy 49 requires safe access to be provided to roads of adequate standard within the route hierarchy unless the special need for and benefit of a particular development would warrant an exception, direct access should not be derived from a National Primary or County Route.

**ASSESSMENT**

In view of the strong highway objection the proposed access with direct access to a main road is unacceptable.

**RECOMMENDATION**

Permission be REFUSED for the reasons that (1) The proposal is contrary to Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review since the proposed development derives direct access from a National Primary Route/County Route and no overriding special need or benefit has been substantiated for the

proposed development on this specific site; (2) The formation of an access with limited width leading to vehicles reversing out onto the highway, would be prejudicial to road safety and contrary to Somerset and Exmoor National Park Joint Structure Plan Review Policy 49. (3) Due to the proximity of vehicles parked on the highway, there would be insufficient visibility for vehicles using the proposed access and this would be prejudicial to road safety, and contrary to Somerset and Exmoor National Park Joint Structure Plan Review Policy 49.

**In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.**

**CONTACT OFFICER: 356468 MRS H PULSFORD (MON/TUES/WED)**

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