

FIRE SAFETY STATEMENT

Planning Application Supporting Document | Householder Development

1. DEVELOPMENT DETAILS

1.1 SITE ADDRESS

7 Kensington Close
Earley, Reading
RG6 4EY

(Administrative Area: Wokingham Borough Council)

1.2 DESCRIPTION OF DEVELOPMENT

Proposed single-storey side extension to provide garage and domestic storage accommodation ancillary to the main residential dwellinghouse.

1.3 CATEGORY OF DEVELOPMENT

Householder development (Single-family residential property).

2. CONFIRMATION OF FIRE SAFETY COMPLIANCE

The applicant confirms that:

- The current fire safety measures at the property are appropriate and will not be adversely affected by the proposed development.
- The proposed development is designed and will be constructed in full compliance with relevant national planning guidance and the **Building Regulations 2010 (Approved Document B - Fire Safety)**.

3. JUSTIFICATION & STATEMENT OF REASONABLENESS

The proposed development is minor in scale, consisting solely of a single-storey side extension for domestic garage and storage purposes.

Specifically, the development:

- **Does not** introduce additional storeys or alter the existing building height;
- **Does not** incorporate external wall systems constructed with combustible materials;
- **Does not** introduce new communal escape routes or compromise existing fire separation;
- **Does not** obstruct or impede access for emergency fire and rescue services;
- **Does not** increase fire risk, as the extension will be used strictly for vehicle parking and ancillary domestic storage.

4. MEANS OF ESCAPE & BUILDING REGULATIONS

- **Means of Escape:** The existing primary escape routes from the main residential dwelling will be retained in full, allowing occupants direct evacuation to the open air at ground level.
- **Fire Separation:** The proposed garage and storage extension will be constructed in accordance with **Approved Document B**, ensuring suitable fire-resisting construction between the new structure and the main dwellinghouse (including appropriate fire doors and fire-rated wall assemblies where required).
- **Fire Detection & Alarm:** Hardwired, mains-operated interlinked smoke and heat alarms will be reviewed and installed/upgraded in full compliance with current Building Regulations standards.

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