

Form 4 – Reasonable Exception Statement

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Site address	163 LANSBURY DRIVE, HAYES, UB4 8RR	
Description of development	Change of use from one Class C3 (dwellinghouse) into 2 x self- contained flats (1 x 1-bed and 1 x studio), to include a separate amenity place, cycle storage, and bins. Erection of part single storey, part double storey rear extension, rear dormer, roof lights to the front, and a front porch, following the demolition of an existing outbuilding.	
Name of Author and role in the development	(Agent) on behalf of Property Owner	
Category of development	Expected policy information requirements	
Householder	The current fire safety measures are appropriate and will not be adversely affected by the development	Yes The plot around the building provides plenty of space for fire appliances and personnel. There is sufficient space to place ladders and other equipment. All rooms have doors. New materials used will be in line with fire proofing standards required by Building Regulations.
	The fire safety measures will be altered	All proposed external walls are to be constructed to achieve a minimum 60 mins fire rating and external walls are to be finished to comply with Class B-s3, d2(2) to prevent surface spread of fire. Materials and construction will be designed to comply with Part B Volume 1 2010 2019 edition incorporating 2020 amendments— for use in England.

		Please note final construction materials are to be confirmed following a structural survey and design.
Non- major development that does not create additional units or alter the materials on the external walls or alter the internal or external communal areas that support the evacuation strategy for the property and does not include a lift	The current fire safety measures are appropriate and will not be negatively affected by the development	Yes Justification
Non major development (other than those captured above)	Information on space provisions for fire appliances and assembly points (D12A criteria 1)	Relevant Y/N Justification
	Information on passive and active safety measures (D12A criteria 2)	Relevant Y/N Justification
	Information and data on construction products and materials (D12A criteria 3)	Relevant Y/N Justification
	Information on means of escape and evacuation strategy (D12A criteria 4)	Relevant Y/N Justification
	Information on access and equipment for firefighting (D12A criteria 6)	Relevant Y/N Justification