**POINTS TO MAKE TO PLANNING OFFICERS REGARDING PLANNING APPLICATIONS FOR LARGE EXTENSIONS**

*Please use your own words where possible and tailor comments to the particular application, particularly the points in blue.*

* Major works [which may involve the construction of several new external walls, a new roof and floors, new windows, new external doors, a new or extended heating system..] must comply with the latest Building Regulations. Such extensive building work represents an opportunity to improve the energy performance of the entire building while the builders are there.
* These improvements would be more cost-effective and less disruptive than leaving them to later (or perhaps never).
* There will be benefits to the householder in significant savings on their winter energy bills
* EPCs (Energy Performance Certificates) give homes an A to F rating which should be at least C or even better B. Raising the EPC of the entire building to B would future-proof the property and should be a condition of planning permission.
* Owners and agents should have wide discretion in how they achieve this improved rating, making the process as flexible and feasible as possible.
* This could be a simple way for Kingston to respond to the Climate Emergency by beginning to promote low carbon domestic retrofitting.