

Mr Martin Saliba,
Chairman,
ERPT,
Floriana,



Appeal from refusal of PA/01641/18

Location: 22/23, Triq Belvedere c/w, Triq San Albert, Gzira

Proposal: Internal alterations to recessed apartment approved in PA/05833/17.

The above mentioned application was refused for the following reason:

1 The proposed setback floor with a 3m setback facing Pjazza Meme' Scicluna De Vilhena runs counter to the provisions of policy P35 of the Development Control Design Policy, Guidance and Standards 2015 which specifies that when buildings face open areas including piazzas, a setback of at least 4.25m will be required. The proposal therefore also runs counter to the Urban Objective 3 of the Strategic Plan for Environment and Development which aims to protect and enhance the character and amenity of urban areas.

Reference is made to the refusal on the basis of the setback on Pjazza Scicluna. We would like to point out that the existing setback floor is in fact some 2.6 metres from the facade which is even less than the proposed 3 metres. Also it is pertinent to note that in view of the internal yard, only part of the facade will be built and that a part of it is actually setback by much more than 4.25 metres.

The extension is being proposed since the apartment is deemed restricted.

This reasoning was adopted in permits bearing reference 2309/16, 1104/16 and 969/17 as well as 4962/17.

PERIT ELENA BORG COSTANZI