

CORNELIA TABONE

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Your Ref.: PA2542/18

Our Ref.:

6th May, 2019

The Chairperson
Environment and Planning Review Tribunal
PO Box 172
Marsa, Malta



I refer to the application PA2542/18 of Mr. Joseph Portelli. On Mr. Portelli's behalf I would like to appeal from the decision taken by the EPC Board. I request that both my client and I are informed to be present for any meetings to take place regarding this file.

Mr. Portelli would like to appeal the first reason for refusal which stated:

"The proposed addition at second floor as an extension to the existing two floor dwelling exceeds the height limitation of two floors. Area of proposed extension also exceeds the stipulated footprint of 20sq.m allowed as roof structures within Category 2 and 3 Settlement. Hence, the proposal exceeds the height limitation stipulated in criterion (iv) of Local Plan Policy GZ-RLST-3 and GZ-RLST-2 and is also in conflict with criterion (v) of the same policy."

Please be informed that the proposed drawings entailed an addition of an apartment at the top floor, resulting in an overall building height which coincided with the height of the adjacent property. The height of the façade was intentionally proposed to be terraced sine the adjacent dwelling on the opposite side was lower in height, thus creating a transition in overall height

The Commission objected to the proposed development despite the fact that the proposed height was designed to coincide with the heights of the adjacent properties so as to form a transition and to do away with blank party walls.

Given the above points, Mr. Portelli would like to appeal the decision taken by the EPC board.

Regards,

Cornelia Tabone A. & C. E.

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