

MFF/ic/900/16/26

21st January 2020

The Secretary
Environment and Planning Tribunal
P O Box 172
Marsa

Dear Sir,

Re: PA 07126/19 – 7, Sqaq il-Wied Nru 3, Qormi

On behalf of applicant, Mr. Thomas Barbara (ID 758360 M) of 'Golden Shell', Triq San Gwakkim, Qormi, we are herewith submitting an appeal against the decision to refuse his development application reference as above and as per the Planning Authority's letter dated 16th January 2020 (copy enclosed).

In this regard, we have to submit as follows:

1. Contrary to what the first reason for refusal alleges, this permit is in line with Policy P33 of the Development Control Design Policy, Guidance and Standards 2015 that allows the addition of another unit to an existing internal development.

This reason for refusal implies that it is the development being considered now that is going to render the development into an internal one. However, when the existing building was permitted (PA 3032/16) it was already an internal development as per the definition of 'internal development' of DC 2007 – viz.: *'Internal development means residential development which takes place on backland, land without a frontage on an existing public street or with only a narrow frontage on to a public street.'*

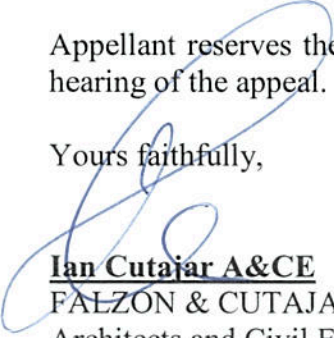
Therefore, there, no reason why Policy P33 should not be applicable in this case.

2. Regarding the second reason for refusal viz. the claim that the outlook of the development is not adequate, we submit that this issue was surpassed when the previous applications for the site were approved. In fact, the current proposal does not exacerbate the actual existing situation as per approved development permissions.

The submitted application should therefore be approved.

Appellant reserves the right to make further oral and written submissions during the hearing of the appeal.

Yours faithfully,


Ian Cutajar A&CE
FALZON & CUTAJAR
Architects and Civil Engineers