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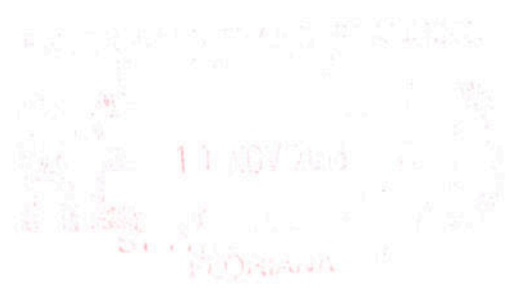
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Our Ref: 15033

9th November, 2016

The Secretary
Planning and Planning Review Tribunal
St. Francis Ravelin
Floriana



Dear Sir / Madam,

Appeal against refusal PA 4579/15 – Rabat

Please refer to the development application submitted by my clients Raymond and Sara Sant to carry out works at Rabat which application was refused as per decision published on the 26th October, 2016.

The **only** reason given to substantiate this decision is that it would lead to a creation of a new dwelling outside the development zone and it is alleged that our proposal runs counter to Rural Objective 3 of SPED.

In our opinion this reason of refusal is **not** justified because although our site technically lies outside the development boundaries in actual fact it adjoins a blank party wall and the boundary of a category 2 rural settlement. Hence it is not correct to describe our proposal as a form of rural development when it is located within an urban area.

Attached please find a block plan which indicates the location of our site relative to the rural settlement and to the existing development. Also attached please find photographs which show the blank party wall adjoining our site. **Our proposal does not exceed the existing development both in terms of depth of plot as well as in terms of height of the existing building.** Indeed our proposal is an end of development which eliminates the existing blank party wall of a property which has been constructed as per development permit PA 1143/92.

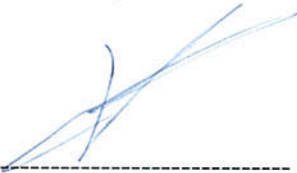
I would also like to point out that an integral part of the planning process was that of ensuring that our proposal does not cause any damage to any archeological remains found in the area. Indeed my client had carried out

an archeological survey as a result of which our proposal had to be amended. May I also add that our proposal was found to be acceptable in terms of proposed floor area as well as visual impact.

Thus the only reason given to substantiate this decision is that our proposal lies just outside the boundaries but on the other hand has not taken into consideration that it adjoins a blank party wall.

We therefore consider our proposal as not having been processed correctly taking into consideration the particular circumstances of its location and would therefore like to respectfully request that you review this decision and approve our application.

Yours faithfully,



Charles Buhagiar A&CE, MP.

Encl: Bank Receipt, Copy of refusal, site plan, block plan, photos

c.c.: Raymond & Sara Sant
Planning Authority