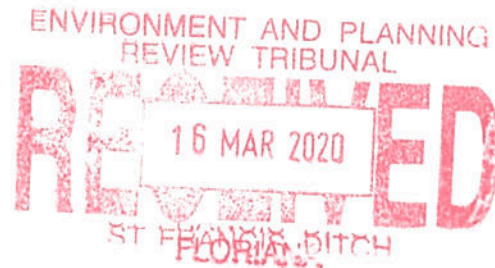


MFF/ic/2276

10th March 2020

The Secretary
Environment and Planning Tribunal
P O Box 172
Marsa



Dear Sir,

Re: PA 3831/19 - Marina Residence Flat 4, Triq Parisio, Sliema.

On behalf of our client, Ms. Nadia Portelli, we are herewith submitting an appeal against the decision taken by the Planning Authority to refuse the above permit as per letter dated 5th March 2020 (copy enclosed).

In this connection, we have to submit that:

- When the original application for the development of the existing building was processed (PA 0418/08) the development was considered as an internal development. This was stated clearly in a letter dated 10th October 2008, a copy of which was submitted to the PA during the processing of this application.
- The proposal is in line with Policy P33 of the Development Control Design Policy 2015 which allows one additional internal residence in internal residential developments, as in this case. Moreover, this development will not lead to an increase in the density of the internal development. We would add that the footnote to Policy P33 saying that subdivisions of units are not allowed refers to proposals such that all flats in an apartment block are subdivided, since Policy P33 allows only for one additional residential unit in the case of internal developments

- The reference to LN 227/16 viz the Development Planning (Health and Sanitary Regulations 2016), in fact, contradicts allowing an additional internal unit as permitted by P33.

Hence the decision to refuse this development application should be overturned and the requested permit should be approved.

Applicant reserves the right to make further written and oral submissions during the course of the hearing of this appeal.

Yours faithfully,



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