

EDGAR CARUANA MONTALDO

B.E.&A.(Hons.), M.Sc.Project Management (Melit.) A. & C.E.

Architect and Civil Engineer

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Our Ref: 060/19

3rd January, 2021.

**Chairman,
Environment & Planning Review Tribunal,
Block B,
St. Francis Ravelin
Floriana**

File Number: PA 00989/20
Location: Summerwood Cottage, Tal-Providenza, Siggiewi
Proposal: To sanction all structures not covered by permit (built pre 1992 residential use).
Applicant: Mr Albert Spiteri

Re: Appeal Against Refusal

On behalf of my client Mr Albert Spiteri, I, the undersigned architect and civil engineer would like to appeal the refusal of the above mentioned application (that was published on 9th December, 2020) for the following reasons:

With reference to reasons for refusal No. 1 & 2 I would like to point out the following:

- Dwelling was lived in by previous owner (refer to Affidavit - Doc 79A)
- Applicant bought the property as a dwelling (refer to Contract - Doc 78A)
- Water & Electricity Bills of previous owner showing the property was a dwelling (Doc 18B)
- Water & Electricity Bills of applicant showing the property is a dwelling (Doc 76B)
- Copy of ID card of applicant showing that place of residence is location of application (refer to Doc 61B)
- Ariel Photo of 1978 showing a building on site.
- Property has a vast landscaping scheme with a large number of trees

With reference to reason for refusal No. 3, the swimming pool is ancillary to the dwelling and is located where previously there was an old reservoir.

With reference to reason for refusal No. 4, Fresh plans were submitted before file was seen by board and plan is therefore according to Sanitary Law

A handwritten signature in black ink, appearing to read 'Edgar Caruana Montaldo', written over a horizontal line.

Edgar Caruana Montaldo
B.E.&A.(Hons.), M.Sc.Project Management (Melit.), A. & C.E.
Warrant No. 302