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Our Ref: 17232

2nd May, 2021

The Secretary
Environment and Planning Review Tribunal
Saint Francis Ravelin
Floriana

ENVIRONMENT AND PLANNING
REVIEW TRIBUNAL

RECEIVED
07 MAY 2021

ST. FRANCIS DITCH
FLORIANA

Dear Sir,

Appeal against refusal of PA 6339/20 - Zebbug

Please refer to the refusal given to the application submitted by my client Mr. Rosario Agius to carry out works at Zebbug.

One reason was given to substantiate this decision namely that the floor area and height of the proposed building exceed that of the pre 1978 original structure whilst there is no proof that the original structure was used for residential use.

With regards to the issue of the floor area I would like to point out that besides the part of the original boundaries which is still visible and are also visible in the 1978 aerial photograph my client had commissioned a site investigation by a reputable archaeological consultant. This site investigation uncovered the foundations walls of the original barumbara. Our proposal is limited solely to these foundations walls. Hence there certainly was no increase in footprint.

With regards to the floor area this does exceed the 200 square meters but my client is willing to reduce the floor area of the proposed building to 200 square meters or even less if requested.

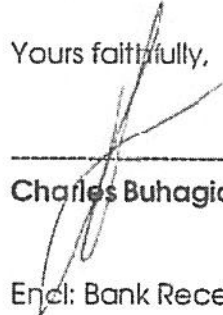
With regards to the residential status of the building we have submitted a document comprising historical information about the original barumbara. From the historical analysis carried out by an expert it has been concluded that the original boundaries was indeed for residential purpose. In any case the Rural Policy and Design Guidance 2014 does permit residential use within vernacular buildings.

Kindly bear in mind that from our searches it has resulted that this barumbara was practically completely destroyed during World War II and

hence it is not possible to find any documentation regarding the residential status of the building.

In view of the above we consider our proposal as conforming to policy and would like to respectfully request that you review our proposal and approve our application.

Yours faithfully,



Charles Buhagiar A&CE.

Encl: Bank Receipt, Site Plan, copy of refusal

Witness: Mr. Edward Calleja (archeologist)

c.c.: Mr. Rosario Aglus