



The Hon Chairman,
 Environment and Planning Review Tribunal
 Block B, St. Francis Ditch,
 Floriana



Application Number: PA/03655/20
 Location: Ta' San Gwann, Triq San Gwann Tal-Ghorghar, San Gwann
 Proposal: To carry out an extension to the exiting room and convert it into a dwelling

08 June 2021

In terms of Article 13 of the Environment and Planning Review Tribunal Act, 2016, we herby submit our plea for appeals for the following reasons:

Reason for Refusal

The proposed conversion and extension of an approved agricultural store into a residence would result in the creation of a new residential unit. The proposal is not considered justified to be located in the Rural Area since the creation of a new dwelling outside development zone does not comply with approved Government policies, plans and programmes for rural areas. Despite the submission of an electoral register, this is not sufficient to prove that the original pre-1978 room was a legally established residence, thus in conflict with the provisions in policies 6.2C and 6.3 of the Rural Policy and Design Guidance (2014). Hence, the proposal also runs counter to Thematic Objective 1.10 and Rural Objective 3 of the Strategic Plan for Environment & Development which only allow for rural development which is legitimate or necessary

Counter Argument

During the course of the application we had submitted an extract from an electoral register indicating Anthony Micallef as a resident at '35, Triq San Gwann Tal-Ghorghar', San Gwann, contrary to what is being stated in the DPA report and subsequently the decision notice the date of the electoral register is clearly indicated on the same document as that of 1987 and the same document is authenticated by Dr Robert Micallef Notary Public, it is therefore unacceptable that the reason for refusal is based on a statement that is manifestly inconsistent with the evidence shown on the same document. For this reason and further evidence which will be submitted in the course of this appeals plea we respectfully request the Environment and Planning Review Tribunal to review the decision taken by the Planning Commission and favourably consider our plea for appeals

Regards,

Simon Spiteri

OBO Mr Antione Gauci