

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



Our Ref.: 5908/20

23<sup>rd</sup> February 2022

Case No.: PA/03973/21  
Location: 2, Sqaq il-Kuncizzjoni, Zurrieq  
Proposal: Sanctioning of gate in existing alleyway



**Request for Appeal**

Dear Sir/Madam,

I refer to the Development Permit Application decision taken on the 11<sup>th</sup> January 2022 published on the 26<sup>th</sup> January 2022 with regards to the above mentioned proposal, which was refused. The reason for refusal to this permit application is as follows:

**Reason for Refusal 1**

*The enclosing of the existing alley with a gate detracts from the visual characteristics and open character of the said alley. Thus, the proposal conflicts with Urban Objective 3 of the Strategic Plan for Environment and Development which aims to protect and enhance the character and amenity of urban areas.*

As stated in the *Development Permission Application Report* prepared by the Authority, the proposed development was deemed acceptable since the proposal complies with the design considerations, DC15 Policies and SPED Policies and Objectives from a planning point of view.

Moreover, may I point out that the following consultees also agreed with the approval of this permit, mainly:

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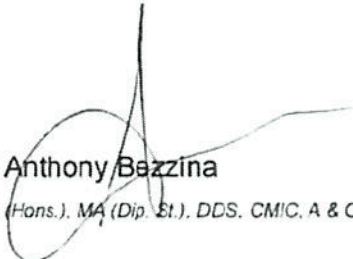
**Design Advisory Committee:** Was not averse to the proposal as long as the gate is painted according to the DC2015 colour chart for UCAs.

**Alignment Interpretation Sec.:** The existing gate proposed for sanctioning is within a private alley forming part of the entrance to the Green Area at the back (refer to South Malta Local Plan - Map ZU 1).

As also stated in the *Development Permission Application Report* prepared by the Authority, while taking into consideration design and cultural heritage in line with relevant policies and guidelines, the sanctioning of the gate does not infringe upon DC15 Policies and Guidelines and SPED Policies and Objectives.

Therefore, in view of the above argumentation, this reason for refusal does not hold.

May I also point out that my client would like to reserve the right to put forward other issues and evidence to overturn the decision to refuse this permit application.



Perit Anthony Bazzina

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