

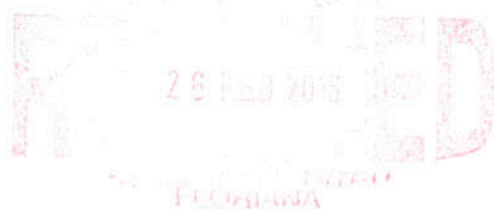
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ENVIRONMENT Your Ref: PA2527/15

The Secretary,
Environment and Planning Review Tribunal,
St. Francis Ditch,
Floriana



Date: 14th February 2016

Re: PA2527/15 – Appeal against the refusal of development permission – Farmhouse at, Ta' Hal Mann, Lija, Malta – To sanction alterations to PA924/12, sanction removal of dilapidated rubble walls and re-construct boundary wall

Reference is made to the development application in caption submitted on behalf of my client, Mr. Alfred Zarifa of 12A, Ocean Heights, Piscopo Macedonia Street, Xemxija.

The EPC board has refused the permission for the sanctioning of the alterations to PA924/12, sanction the removal of dilapidated rubble walls and the reconstruction of the boundary wall.

The reasons for our appeal are:

The building envelope remained the same as was indicated in the approved permit PA924/12 and as defined in the rural policy guidance 2014 the Floor space include all the internal yards wall thicknesses ecc. Due to the fact that no further extension was made by the roofing of the yard, hence, no further structures in addition to the structure that was attained in PA924/12 were made, we consider that it is a great injustice to state that the roofing of the first floor resulted in a significant increase in massing since no increase in footprint took place as can be illustrated in the attached drawings. Hence, the outline of the property remained the same. Thus, the scale, massing and design of the extension are not dominating the existing building since the extension is not visible from exterior of the building. From the exterior, only minor changes to apertures and an addition of three courses were made, basically, from the external envelope, the building is almost identical to what was approved in PA924/12.

The pool and deck area will be retained as approved in PA 924/12, in fact the extension of the deck area was removed from the block plans and erroneously it was left on the drawing of the plans that were initially submitted for the sanctioning of the internal alteration. Regarding the showers these will also be amended to be 6m². The parking area flooring will be composed of beaten earth and the timber fence will be duly removed by my client, thus, will not remain in conflict with the rural objective 4.3 of the SPED (2015).

Note should be taken on the fact that my client bought the adjacent fields which had dilapidated rubble walls, in addition, it does not make sense to retain dilapidated walls and subdivide a whole field in two fields which have the same finished floor level and which make part of the same residential unit. Hence, for this reason the stones pertaining to the

dilapidated dividing rubble walls were used to form missing parts of the boundary rubble wall and any required rubble walls in the same field.

For this reason, we are hereby respectfully requesting the appeals board to reassess our case and consider my client's proposed sanctioning of the internal alterations that were performed to the already approved PA2527/15 and sanction minor modifications that were performed to the boundary rubble walls and showers near the pool deck area.

Regards,

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cc. Mr. Alfred Zarifa