

EDWARD SCERRI B. E. & A. (Hons.), P.G.D. (Conservation), A. & C. E
Architect & Civil Engineer

Flat 1, "Il-Mall", Gorg Borg Olivier Street, Victoria, Gozo, Malta VCT2514 (between the parkings)

Tel/Fax: 21555248 · Mobile 99476966 · e-mail: escerri@global.net.mt

Monday, Tuesday, Thursday 3.00 – 5.00p.m.

Our ref: C/J/L/W/A1

Your ref: PA4937/16

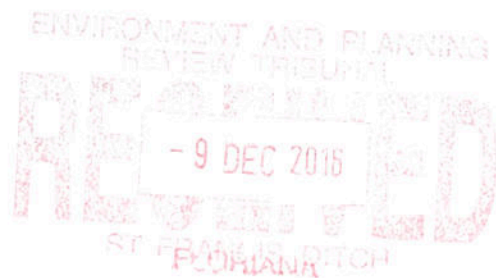
Date: 8th December, 2016

The Secretary

Environment and Planning Review Tribunal

PO Box 172

Marsa



REF: PA4937/16 – to modify site boundary

Site at Triq il-Gebbla tal-General, San Lawrenz

I refer to the above application for development which has been refused by the Planning Authority. I am kindly requesting that EPRT revoke this refusal decision for the following valid reasons.

Site already has an approved boundary wall

The site in question already had a boundary wall approved through the permit PA1811/13. This permit is still valid up to October 2018. The boundary wall was approved as a 1.2m high rubble wall. We are simply seeking to extend slightly this wall in view of the fact that, following a survey carried out of several plots forming part of a much larger area than the site itself, it resulted that the site in question should actually have a slightly larger depth of circa 1.1m. Therefore, through this application for development, we are simply seeking to extend the boundary wall in line with this larger depth of site.

The rubble wall is being proposed within the garden of an approved dwelling

The rubble wall in question forms the boundary of a garden of an approved residential development. It does not form the boundary of ODZ land in the open countryside. One would perhaps understand the planning or environmental concern if the boundary wall was being proposed for land within the open countryside, but this is not the case. An applicant seeking to build a 1.2m high rubble wall for his own garden of a typical rectangular plot in order to ensure some form of demarcation and security, should surely not be refrained from having such a legitimate request upheld.

Other similar walls were approved

Other similar walls located within the ODZ part of a site approved for residential development were granted in the form of 1.2m high rubble walls. The following are just three cases. I am willing to provide a list of further similar cases.

PA4429/10 – terraced house with pool at Triq il-Wileg, Qala

PA914/15 – terraced house with pool at Triq il-Knisja, Ghasri

PA2077/13 – maisonette with garage at Triq il-Gebli tal-General, San Lawrenz (just a couple of plots away on same side of street)

The above two cases, one of which only approved last year, were approved with rubble boundary walls bordering the back gardens of residential development. Obviously, as already mentioned previously, the very same site subject of this appeal was approved with a rubble boundary wall bordering the back garden. As explained, we are only seeking a minimal backward extension of this approved wall.

We therefore kindly request that the above arguments are given due consideration and that the refusal decision of the Planning Commission be revoked by this Tribunal. We respectfully request to be notified with respect to developments and sittings concerning this request for appeal.

Yours truly,



Edward Scerri, A & C E