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Our Ref: 12258

24th January, 2017

The Secretary
Environment and Planning Review Tribunal
St. Francis Ravelin
Floriana

Dear Sir,

Appeal against refusal PA 5225/16 - Zebbug

Please refer to the appeal decision relative to the planning application submitted by my client Mr. Silvio Cini for works at Zebbug.

We consider that this decision is unfair for the following reasons:-

Three reasons of refusal (3, 4 and 5) are based on alleged illegal works. In our response to the DPA report we submitted fresh plans which eliminate all works which are not included for sanctioning. Further we also stated in our response to the DPA report that we intend to address all other works so as to make them acceptable.

With regards to reason 1 of the refusal my client strongly denies that he uses his permitted building as a residence – he uses this building for agricultural purposes and as a restroom.

Finally with regards to the roofed structure kindly note that this is constructed totally in a lightweight material (timber) and may be considered as a temporary structure.

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

Yours faithfully,

Charles Buhagiar A&CE, MP.

Encl: Bank Receipt, Site Plan, Copy of refusal

c.c.: Mr. Silvio Cini

Planning Authority

