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Our Ref: 16078

24th January, 2017

The Secretary
Environment and Planning Review Tribunal
Saint Francis Ravelin
Floriana

Dear Sir,



Appeal against refusal PA 4793/16 - Zebbug

Please refer to the refusal given to the application submitted by my client Mr. Joseph Bonanno to carry out works at Zebbug.

We consider this refusal as being unjustified for the following reasons:-

My client has constructed his property as per building permit PB 3422/80/5332/87. At that time this area was indicated as one where "casa bottega" operations were permitted. My client is a registered carpenter with the VAT department (copy of certificate attached) and he used to carry out carpentry work which included spraying in his garage. Indeed to date the garage is still fitted out with the joinery equipment.

Although it is true that in 2007 a new policy was introduced for this area which limited the use of spraying in certain areas, this policy is not applied retroactively and premises in which spraying was already carried out are not subject to this policy i.e. this policy is only applicable to new applications.

I would also like to point out that permits for similar works in the immediate vicinity of our site have been issued even relatively recently as shown in the attached block plan.

With regards to the second reason of refusal i.e. remove existing parking space please note that when the original building permit was issued, ground floor could be used as a store / garage. Our proposal conforms with this since we are still allowing ample space for the parking of a vehicle.

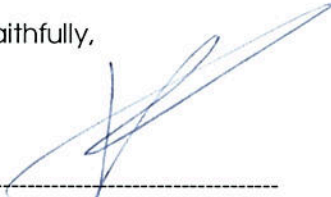
With regards to the accessibility issues these have been resolved in the fresh plans which have been submitted.

Finally with regards to the sanitary issues we were never requested to provide an engineer's report. However since this has now been requested we will be providing an engineer's report in due course.

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

With regards

Yours faithfully,

A handwritten signature in blue ink, appearing to be 'Charles Buhagiar', written over a horizontal dashed line.

Charles Buhagiar A&CE, MP.

Encl: Copy of bank receipt, site plan, copy of refusal, VAT certificate, block plan

c.c.: Mr. Joseph Bonanno

Planning Authority.