

## Graham Attard

Architect and Civil Engineer

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Date: 07<sup>nd</sup> February 2017

Application Number: PA/04055/16

Location: 49, Triq San Guzepp, Senglea (Isla), Malta

Proposal: Internal alterations and extension to existing property

### LETTER FOR APPEAL FOR REFUSE PERMISSION - PA/04055/16

Further to a refuse permission for the above application, I, the undersigned Architect & Civil Engineer is submitting a request for appeal for this application.

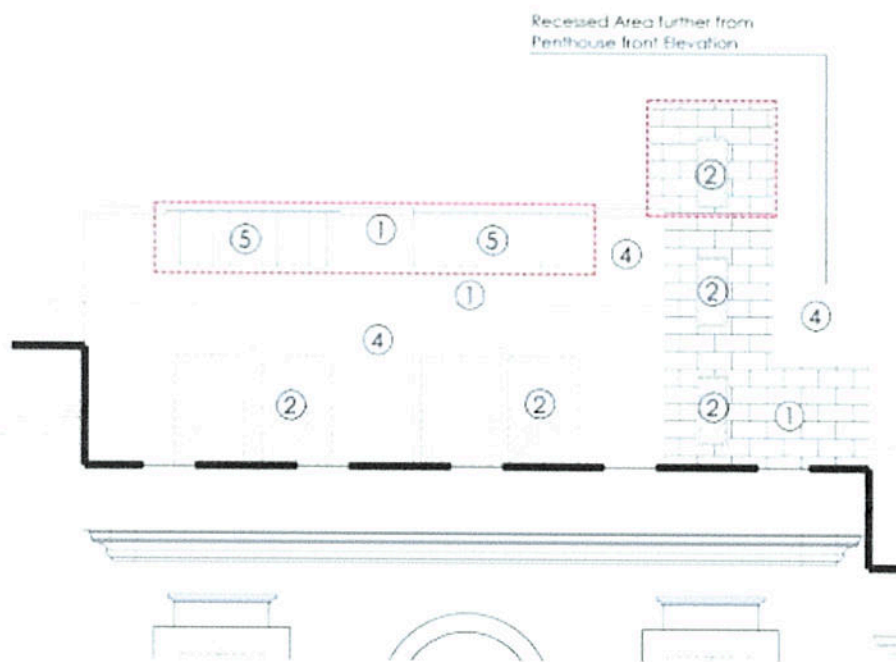
On behalf of my client I am presenting 4 different proposals which my client is accepting any of the below proposals. However, in all proposals presented, I will make a small description visa-a vi the decision made by the Planning Commission (Development Permission) held on the 14<sup>th</sup> December 2016.



### **OPTION 1 – PROPOSAL SUBMITTED FOR PLANNING COMMISSION**

This proposal was submitted with a refuse recommendation from the case officer for the below two reasons.

- 1- Lift to be extended to roof level.
- 2- Railing within the 1 meter roof parapet wall



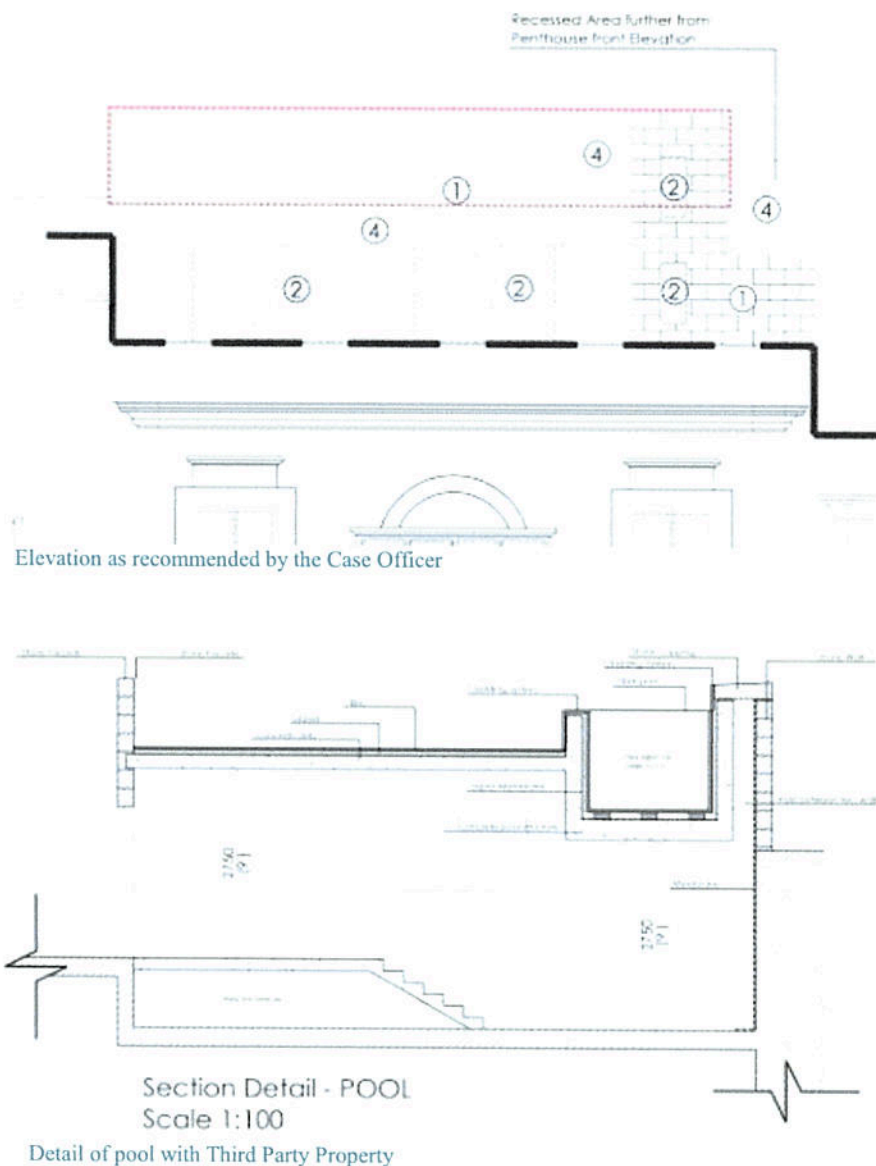
Reasons that my client requested to proceed as to be decided by the Planning Commission are the following:

- 1- Roof is to be used as a recreational area and no services is to be located at roof level. Creating a wrought iron railing in the parapet wall will enhance the façade of the recessed wall and allowing a better view from the roof level.
- 2- The pool and use of roof level is not an issue for the case offices as per DPA report (4.7.2), thus client wanted that the property will be designed assess for all, including access for all at roof level. As per attached photos and aerial photos, volume of extension of lift is insignificant to the surrounding existing volumes.

## **OPTION 2 – CASE OFFICER RECOMMENDATION**

This proposal is as requested by case officer for a grant permission. However, a slight change in pool details is included since objector's issue was taken into consideration and Planning Commission only suggested the relocation of pool in order to accept the proposal.

Pool detail is submitted with case officer recommendation. Detail of pool is independent from third party wall since a shaft was created between the pool and third party wall.



This proposal is as submitted for planning commission with revised detailing of pool. Detail section of pool shows that a shaft is introduced between the pool and third party wall as to eliminate any water leakages to third party property as recommended by the objector.

The architectural drawings include a plan view of the Penthouse and a section detail of the pool area.

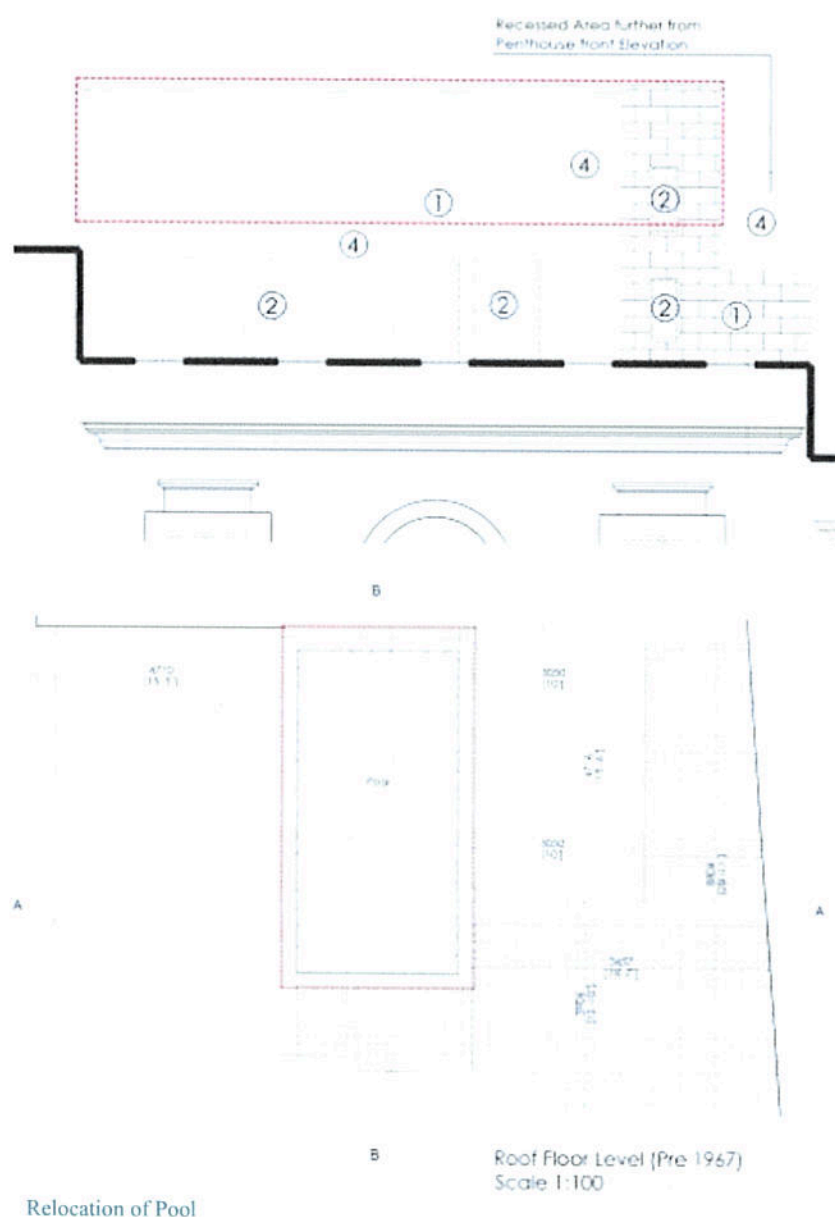
**Penthouse Plan View:** The plan shows a rectangular layout with a central corridor (1) and two main rooms (5). A dashed red line indicates a "Recessed Area further from Penthouse front Elevation". The plan is numbered 1 through 5, with a scale of 1:100.

**Section Detail - POOL:** This section shows a cross-section of the pool area. It includes a pool deck (27'50" [91]), a pool (27'50" [91]), and a pool wall (27'50" [91]). The section is numbered 1 through 5, with a scale of 1:100.

#### **OPTION 4 – PROPOSAL AS REQUESTED BY PLANNING COMMISSION**

This proposal as requested by the planning commission board and objector. Objector will have a pool relocation away from his property, thus he will not be any more objecting to proposal if relocation of pool is approved within this permit.

Although my client will not have access for all at roof level, he is willing to accept this option in order to satisfy both the objector and the Planning Commission board, i.e. – Case officer recommendation too regarding extension of lift at roof level and railing at the parapet wall.





## CONCLUSION

Although, my client is presenting four options, client will accept any of your decisions on the best option which the board feels most adequate. At no point in time, the recessed floor, pool and usage of roof was an issue and this is clearly shown on the DPA Report. However, my client will accept any changes in plans such as relocation of pool, design of parapet wall and extension of lift in order to start working over his private house.

Sincerely,



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Graham Attard      A.&C.E.