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The Chairman  
EPRT  
St Frances Ravelin  
Floriana

30/6/17



Dear Sir,

**RE:** *Appeal from decision taken on PA 7241/16*  
Location: Pieta, G'Mangia

I am hereby submitting my appeal against approval of PA 7241/16, as owner of the property number 115, Hookham Frere Street, Pieta, G'Mangia, which property abuts the approved development as per attached aerial photo. A copy of my formal objection to the planning authority is hereby being attached.

The approved development is detrimental to my property because the excessive development depth being allowed will enclose my backyard with a 6 storey high blank party which is proposed flush with my backyard wall with no setback whatsoever leading to a general downgrade of the open character of the same backyard.

The proposed development is clearly going against a DC 2015 policy, namely P27, (extract being attached) which was specifically intended to safeguard the open character of combined backyards belonging to different terraced developments. The result of the approved development is the exact opposite of such design intent.

Policy P27 clearly establishes that development cannot exceed 30m from the official building line. The case officer's report (copy being attached) specifically states that in certain areas the proposed development is 39m, however such report further tries to justify such development depth by stating that there exist similar commitments. This is not the case as indicated on the attached aerial photo.

On the basis of such issues, I request the EPRT to overturn the board's decision to approve such development. I reserve the right to make further submissions as necessary.

Regards,

  
Perit Pierre Sapiano