

TANCRED MIFSUD**B.E.&A.(Hons.) A.& C.E.****architect & civil engineer****e-mail: tancredm@maltanet.net****"Ralmant", Flat No. 1, B.Bontadini street, Balzan BZN 07****Tel. 21-444293 Mob. 79 444293 Fax 21-446571****Our Ref.****Your Ref.****July 30 ,2017**

**The Secretary,
EPRT
St. Francis Ravellin
Floriana**



Application no.: PA 1753/17
Location: 162, Rudolph street c/ w St Charles street, Sliema
Proposal Proposed additional floor over approved permit PA 4046/16.

Appeal against decision

Dear Sir/ Madam,

On behalf of my client, Silvio Borg, I would like to register an appeal against the decision related to PA 1753/17 at Sliema.

The PC refused the proposal on the grounds of height of proposed development, which according to PA, goes against objective 2.3 and 2.4 of SPED and 2.1a which requires that proposed development in Urban Conservation Areas is compatible with the existing character and urban design of the area.

Please note that the same PA decided identical proposals (also recommended for refusal for same reasons), one in Sliema – PA 5942/16 – St. Peter street, Sliema and one in Zabbar- PA 2438/16- St. James Square, Zabbar.

As per attached developed streetscape elevation, one notes an extensive array of committed building heights within the block adjacent to proposal.

The approval of PA 5942/16 and PA 2438/16 have been decided on the grounds of commitments in close proximity (surroundings) and not directly adjacent to proposals.

On the same grounds of approval of PA 5942/16 and PA 2438/16, and since these approvals have been made with same policies (SPED and DC 15), I cannot understand why different reasoning is being made on identical proposals.

On the above arguments, I kindly request the EPRT to consider our request and favourable recommend proposal.

Yours truly

Tancred Mifsud A&C.E.

Copy of decision notice, Copy of site plan, Copy of committed streetscape elevation

architect, civil & structural consultant