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PERIT ROBERT BORG
HAYMAN

30th August 2017

Environment and Planning Review Tribunal,
Floriana

Dear Sir/Madam,

Application Number: PA01673/17
Location: Site at (48), Sqaq il-MUSEUM, Dingli, Malta
Proposal: To construct a terraced house



Re: Submission of Appeal against Refusal

On behalf of the applicant, Mr Victor Bonavia (ID 769951M), I hereby submit an appeal against the decision by the Planning Commission.

This development application proposes the construction of a terraced house as an edge of scheme development at Sqaq il-MUSEUM, Dingli.

First and foremost, we wish to point out that the Directorate recommended this application **to be approved** since the proposal is in compliance with DC 2015 and with the Local Plan Policies. I am attaching the Case Officer's report (Doc 1A). Nonetheless, this was refused by the Planning Commission. Reasons for refusal also attached (Doc 1B).

Reference to Design Policy P6 of DC 2015

The site in question is located wholly outside the development zone. Design Policy P6 paragraph A allows for transition solutions between the development zone edge and ODZ sites to ensure that a suitable transition is achieved in terms of built volume between the sites within the Development Zone and the Outside Development Zone, subject that the site has an existing street frontage not exceeding 10 metres and is located adjacent to an existing blank party wall.

The proposal has a frontage along the official building alignment of approximately 6.5 metres and is located adjacent to a within scheme blank party wall (refer to photo at Doc 1C). The proposal is therefore in accordance with the criteria set out in design policy P6 of the DCDP Guidance and should be acceptable in principle.

The proposed building does not exceed the existing adjacent within scheme building, no new blank party walls are being generated by the development, and although no formal side curtilage is being proposed the rest of the ODZ field forms part of the property in question without formalizing it. The proposal is therefore in compliance with the provisions listed in design policy P6 of the DCDP Guidance 15 for transition solutions between DZ edge and ODZ.

Reference to Local Plan Details -Rationalisation of Development Zone Boundaries

The site in question is located at the edge of the existing development in Sqaq il-Museum which currently ends as a blank wall. The proposal seeks to cover the blank wall and **not** to create a

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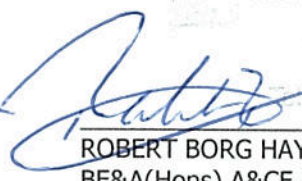
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new one. The proposal qualifies for Item (d) of the explanatory note for the Rationalisation of Development Zone Boundaries. Explanatory Note is hereby attached (Doc 1D).

Thank you.

Yours truly,


Robert Borg Hayman
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