

PA

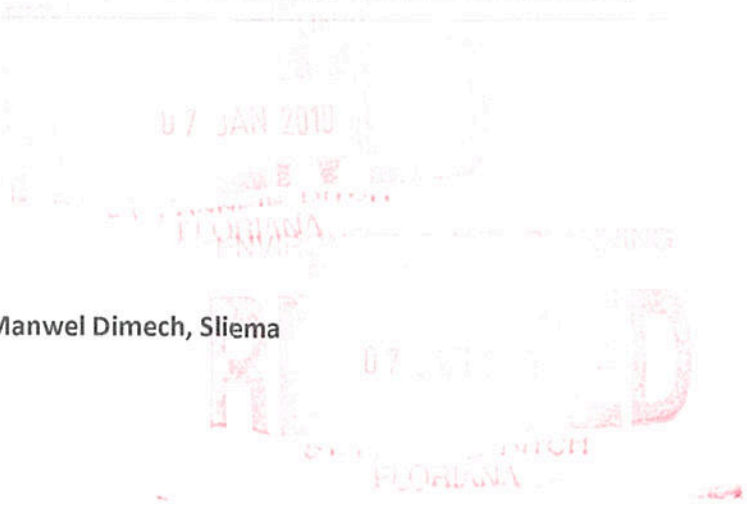


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Appeal from Refusal Report

Project: PA/07107/18
Location: 11, Sapphire Court, Triq Manwel Dimech, Sliema
Our Ref: 00504
Date: 3 January 2019



Dear Madam,

Reference is made to the PA Refusal. We have replied to the SEO requirements through our latest submissions attached with this appeal. Further to the height issue outlined in the report, a "height to width ratio analysis" was a requirement that the case officer asked for during the processing of this application, however, we do not deem it is justifiable from our point of view since this methodology of comparing streetscapes only allows for two buildings on the right and left to the site and five buildings in front. We feel that this is an unjust manner of comparing our site with the adjacent properties situated further up the street.

An updated street elevation has been uploaded where it is showing the neighboring buildings 3 plots up the street. As regarding the blank party walls, these will eventually be covered up in the future once the neighboring properties are developed.

In view of the above, we feel that with our proposal we are still in line with the nature of P4 of DC15. In our opinion, my clients property should be assessed as a property situated between "The Strand Towers" (8 floors) situated at the bottom part of Manuel Dimech Street c/w Triq ix-Xatt and the developments situated 3 plots further up the street. This is clearly visible in [Figure 1](#) of the below image. In this manner, one can get a clearer picture of the future development profile thus covering all blank party walls with one uniform development profile.

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Figure 1

Sincerely,

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