

Application: To Regularize Existing Semi-Detached Villa

Client: Mr. Denis Camilleri

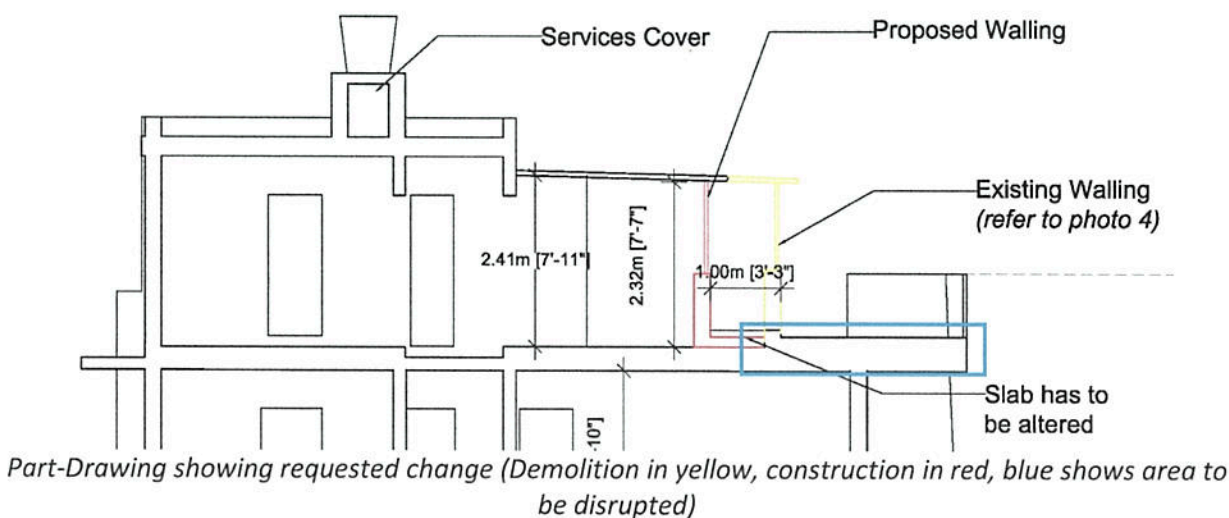
Location: Thuya, Triq il-Qanneb, San Gwann

Re.: Appeal to amendments requested on RG/3617/18

I the undersigned architect would like to appeal o.b.o Mr.D. Camilleri, to the required changes instructed by the regularization board during the sitting of this application, held on the 15th of January 2019.

The property in question is a semi-detached villa, located in Triq il-Qanneb San Gwann and part of the items to be regularised is an additional room at roof level. During the processing of the application and as per Regularisation Officer's Report (*document 18a on the digital planning platform –eapps*), there was no issue with said room. During the sitting of the application the board requested that the room is to be shifted inwards by another **1m**. Although we originally agreed to the requested shift as per document **28a** on the digital planning Platform (eapps), the alteration has proved to be far more difficult to carry and would disrupt the integrity of the property. The reasons for the appeal are therefore as follows :

1. The additional room is not a temporary structure and is composed of a 1m high wall which would have to be demolished (*refer to photos 1,2,3*)
2. The cost and work involved to carry out the alteration is not feasible, due to the small distance the board requested. Of higher concern is that to carry out this alteration the water tightness of the roof would have to be compromised and patched up again, since the slab will have to be altered, and the existing floor finish would need to be redone. (*refer to diagram below*)



3. The shifting of the existing sill (*refer to photo Nos 4 & 5*), would facilitate the ingress of water, as to remedy the membrane, this whole part of the roof would need to be redone.
4. The reduction in the dimensions of the room, would render it too small for the intended use. (*refer to photo 4*)

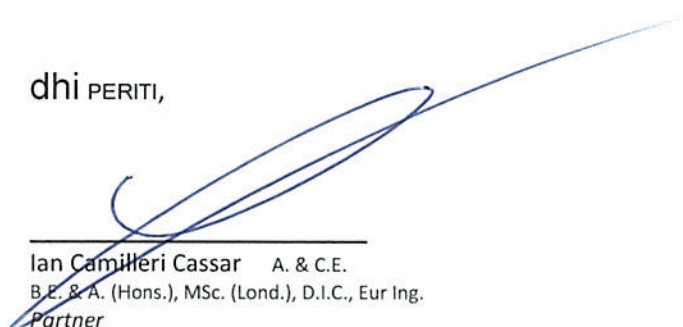
We are requesting therefore that the final decision is to be overturned and the original submitted drawings listed hereunder submitted drawings are to be approved showing the existing structure is it constructed today.

List of drawings as per digital planning platform – EAPPS :

1. Document **9a** - **D01_EXISTING GROUND FLOOR PLAN_DHI_08-10-2018**
2. Document **9b** - **D02_EXISTING FIRST FLOOR PLAN_DHI_08-10-2018**
3. Document **9c** - **D03_EXISTING ROOF PLAN_DHI_08-10-2018**
4. Document **9d** - **D04_EXISTING SECTION_DHI_08-10-2018**
5. Document **9e** - **D05_EXISTING ELEVATION_DHI_08-10-2018**

Hoping this is satisfactory.

dhi PERITI,



Ian Camilleri Cassar A. & C.E.
B.E. & A. (Hons.), MSc. (Lond.), D.I.C., Eur Ing.
Partner

APPENDIX

PHOTOGRAPHS



Photo 1: The structure in question (*marked in red is approximate to the required recess*). Note the temporary structure definition may only be applied from the blockwork plinth upwards.



Photo 2: Note 1m high wall, which extends inside the roof build up, up to the roof's structural slab.

APPENDIX

PHOTOGRAPHS



Photo 3: Existing Roof – note the disruption that will occur to the slightly elevated roof terrace, together to the waterproofed cement screed on the side roof.



Photo 4: Elevation of Room – a 1m recess would reduce use of conservatory. Note the removal to the door sill, would disrupt the existing waterproofing works.

APPENDIX

PHOTOGRAPHS



Photo 5: Photo of difference in level from outside to inside. Removal of the door sill will necessitate the disruption to the whole roof terrace