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15 MAR 2019

Our Ref. 79/09

Your Ref. PA 945/18

March 11, 2019

The Secretary
Environment and Planning Review Tribunal
P.O. Box 172,
Marsa

Application no.: PA 10272/17

PAB

Location: Site at, Triq il-Mithna, Siggiewi, Malta

Proposal: To sanction alterations to common parts at ground, first & second floor levels, to sanction alterations to apartment at first floor level, to sanction construction of 1no apartment at second floor level and to sanction construction of 2no apartments at receded floor level.

Appeals against decision on PA 10272/17

Dear Sir / Madam,

I would like to register an appeal on the decision on application PA 10272/17 on site in caption.

The planning directorate refused the proposal on two issues, mainly transition within UCA and on sanitary grounds.

Re SEO issues, I kindly request permission from the EPRT to amend drawings (without any material changes) to address SEO issues which are limited to size of projection balcony at the back of property which exceed 1.00 mt.

Re reason for refusal related to transition, please note that the site under this application forms part of a larger development approved in PA 3856/06- outline permit, which site is totally within UCA and the outline permit approved two floor + two receded floors and a transition within the UCA.

The impact on the proposal is of having a more gradual transition than that approved in the outline, without affecting the skyline of the UCA.

Note also existing commitments at roof level (owned by third parties) within the UCA area as per photos attached.

I would also request a site inspection to verify that the transition is adequate since application is to sanction and building can be read in respect to surrounding commitment.

Trusting that the above will address the reasons for refusal,

Yours truly,
Tancred Mifsud A&C.E.

architect, civil & structural consultant