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Our Reference : 1813-4

Date : 3rd April 2019

Applicant: Mr. Victor Chetcuti
Location: 94, Triq Jean De La Vallette, Naxxar
Case Number: PA 4690/18

The Secretary,
Environmental and Planning Review Tribunal,
St Francis Ravelin,
Floriana.



Dear Secretary,

Further to the EPC Commission's Refusal re PA 4690/18, my client and myself would like to appeal this refusal of this application in view of the following submissions;

1. Streetscape and Visual Integrity

The main reason for the refusal of this application of the proposed development concerns the effect of the visual integrity of the proposed building within the streetscape. My client is arguing that the site lies within the development zone and does not lie within a UCA area. Moreover the streetscape is highly committed with buildings which are several storeys high as per attached photographs (4 floors and overlying penthouse). Consequently the construction and approval of the proposed development shall practically be in conformity with the existing buildings and streetscape and shall not effect the visual integrity of the proposed streetscape.

2. Existing Building

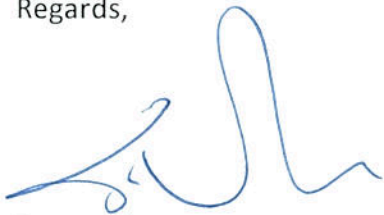
My client is arguing that there are no particular features worthy of retention within the building. Moreover, as pointed out the context of the surrounding built environment has presently changed such that it is not logical to attempt to conserve a dwelling within a streetscape which has a number of buildings which are several storeys. On the contrary, retaining a two storey dwelling shall have an adverse impact upon the surrounding built environment since this shall effect the skyline considerably.

3. Refusal, Site Plan, Levy and Photographs

Attached please find a copy of the EPC Commission refusal, appeal Tribunal levy and relevant site plan as well as photographs showing the streetscape and surroundings build environment.

Whilst thanking you in advance, we await for your reply at your earliest convenience.

Regards,



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