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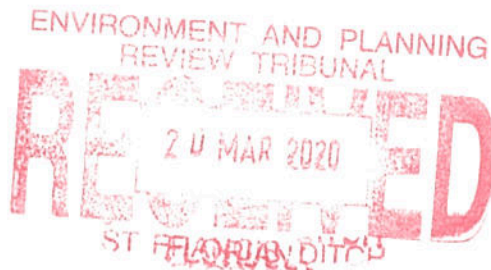
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Our Ref: 18169

16th March, 2020

The Secretary
Environment and Planning Review Tribunal
St. Francis Ravelin
Floriana



Dear Sir,

Appeal against refusal of PA 1184/19 – St. Paul's Bay

Please refer to the refusal given to the application submitted by my client Mr. Emanuel Buhagiar to carry out works at St. Paul's Bay.

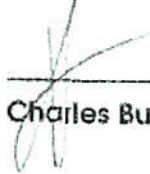
Four reasons were given to substantiate this decision three of which are purely of a design nature i.e. reason (2) states proposed building does not have a high quality rural design, reason (3) the extent of hard landscaping is considered excessive and reason (4) internal height of habitable rooms is less than 2.6 m. We had submitted fresh drawings to address ALL these issues on the 11th February, 2020 but these drawings were not considered and the Planning Commission based their decision on the original drawing. We consider this as being unfair and would like to respectfully request that you review our proposals per latest submitted drawings.

The first reason of refusal states that the original residential use of the original building was not sufficiently proven. Attached please find declaration by notary Sharon Faith Farrugia backed by searches which confirm the residential use of the building. Indeed as can be seen from the documents the family Buhagiar has been residing in this property over a period of many decades, at least since the great grandfather of application. A family tree is also included in the searches. On the basis of these searches we are of the opinion that the residential status of the building has been sufficiently proven.

Thus in view of the above, whilst we have amended our design to address the technical issues raised in the reasons of refusal and that we have provided sufficient proof to establish the residential status of the building, we have

addressed all the reasons of refusal and would therefore like to kindly request that you review this decision and approve our application.

Yours faithfully,



Charles Buhagiar A&CE.

Encl: bank receipt, copy of refusal, site plan, notary certificate & searches

P.S. Notary Sharon Faith Farrugia can be called as a witness

c.c.: Mr. Emmanuel Buhagiar
PA

