

a n t h o n y r o b i n s o n be & a (hons), a & ce • p e r i t  
 architect and civil engineer

YOUR REF: PA 7974/20  
 OUR REF: EPRT21\_18-071\_01

14.07.2021

The Environment and Planning Review Tribunal,  
 St Francis Ravelin,  
 Floriana

Dear Sir,

SUBJECT: PA 7974/20



Further to the refusal issued by the Planning Authority to the Planning Application in caption we hereby request the Honourable Tribunal to direct the Planning Authority to overturn its decision and approve the application. Our reasons for dissent with the only reason for refusal quoted in the Decision Notice, namely:

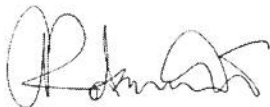
*The proposed development runs counter to the provisions of policy P39 of the Development Control Design Policy, Guidance and Standards 2015 which specifies that the setback from the façade must never be less than that of the committed adjacent properties on one or both sides and in all cases the massing of the setback floors should visually relate to that of the adjacent properties. Therefore, the proposal runs counter to the Urban Objective 3 of the Strategic Plan for Environment and Development which aims to protect and enhance the character and amenity of urban areas.*

*The proposal also runs counter to LN. 59 of 2016 since the requirements of the SCH and DAC were not met in view of the Certificate of Designation (CD/00669/17).*

are as follows:

1. Photos at 61a, and the corresponding key plan at 61b illustrate the adjoining commitments on both sides of the proposed washroom on the front roof terrace. Photo 01, in particular, shows the exposed blank party wall at second floor of the building adjoining the site to the right when viewed from the public alley.
2. Photos 26 to 30 show these same adjoining commitments along both sides of the front terrace at second floor, from the terrace itself. The proposed second floor washroom extension at a setback of 2m from the front elevation shall mitigate both these exposed adjoining party walls, and shall not exceed the height of these same commitments.
3. Moreover, the sight line section at 43b shows that the internal height of the proposed washroom has been purposely limited to 2.12m to ensure that it is not visible from within the public alley.

We therefore request the Honourable Tribunal to order the Planning Authority to grant permission to the proposed development and substitute the recommended fine with a nominal Schedule C fine for the amount of Eur150.



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Perit Anthony Robinson

cc Applicant Mr Robert Demanuele; Planning Authority

Annexes: application documents 61a, 61b, 43b

List of potential witnesses:

1. The applicant.
2. Case officer who prepared the DPAR for PA 1378/21.
3. Endorsing manager who countersigned same report as in 1. above.
4. Owners / occupants of adjoining / neighboring properties.
5. Others who may be summoned as applicable by Law.