

PAUL CAMILLERI & ASSOCIATES

ARCHITECTS, CIVIL AND STRUCTURAL ENGINEERING CONSULTANTS

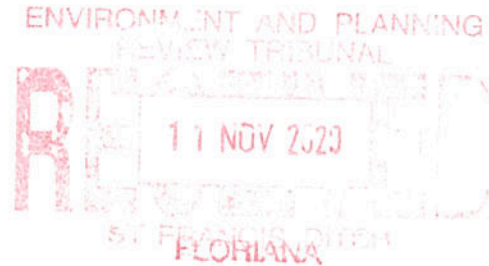
127, Archbishop Street, Valletta, VLT 1444, Malta | tel: (+356) 21 224 889 / (+356) 21 236 876
fax: (+356) 21 236 732 | email: perit@paulcamilleri.eu | web: www.paulcamilleri.eu

419

Our Ref: miscT924
File Ref: G-0909

11th November 2020

Environment & Planning Review Tribunal
Block B, St. Francis Ditch
Floriana



Attention: Mr. Joseph Borg
Chairperson, EPRT

Dear Mr. Borg,

Application No.: PA/09354/19
Location: Parisot Court, Flat 8, Triq ta' Brieret, Xaghra, Gozo
Proposal: Construction of front terrace of third floor flat and construction of recessed domestic store over

I am submitting this appeal against refusal of development permission on behalf of the applicant, Mr. Raymond Aquilina.

The reasons for refusal are two and I am addressing them hereunder:-

- 1) **The proposed development exceeds the allowable street façade height of 12.9m for a height limitation of three floors plus basement as stipulated in Map 14.12-C of the Gozo and Comino Local Plan, and the corresponding height in metres as stipulated in Annex 2 of the Development Control Design Policy, Guidance and Standards 2015**

Contrarily to what is stated in this reason for refusal, the proposed street façade height is 12.9 metres as shown in Doc. 47b, both on the proposed elevation, as well as on the proposed section.

- 2) **The proposal also runs counter to the provisions of policy P35 of the Development Control Design Policy, Guidance and Standards 2015 which specifies that the allowable building height is to include an obligatory 1m parapet wall, as indicated in Figure 45. The proposal therefore also 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**

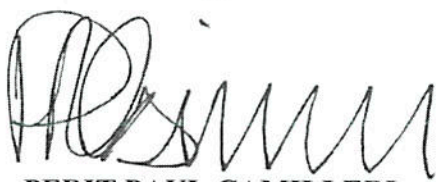
Based on other applications/permits, I would refer to the Planning Directorate's comments and observations with regards to the 1m high parapet wall required, as well as to the respective permits which were issued based on the Planning Directorate's comments, i.e. the EPC accepted that this 1m high parapet wall need not be adhered to if alternative locations for services can be provided elsewhere (i.e. on a lower level) or accommodated on only a part of the roof, in which case the 1m parapet wall need only be provided in this area and in the other areas the roof slab over the recessed floor level can be raised up to the top of the 1m parapet wall.



In this respect I refer to PA/07024/19 and in particular to docs. 292a, 292b and 292c (no parapet wall provided). I would also refer to PA/03696/18 and in particular doc. 74b which shows that it is only that part of the roof where services are located that require the 1m parapet wall and in the other areas the roof slab can be raised.

In this letter permit the undersigned represented an objector and despite using the above-mentioned reason for refusal, both the Planning Directorate, as well as the EPC were not in agreement and issued a 'recommendation for approval' and subsequently the permit.

Yours sincerely,



PERIT PAUL CAMILLERI