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Director of Planning  
 Planning Directorate  
 Malta Planning Authority  
 Floriana

ENVIRONMENT AND PLANNING  
 REVIEW TRIBUNAL

**RECEIVED**  
 23 AUG 2021

ST. FRANCIS DITCH  
 FLORIANA

09 September 2020

Application Number: PA/00644/21

Location: site, Triq Tal Gruwa, Xewkija

Proposal: To extend an existing garage and construct an overlying dwelling unit

In accordance to the Environment and Planning Review Tribunal in terms of Article 13 of the Environment and Planning Review Tribunal Act, 2016, we hereby submit our plea for appeal against refusal

The refusal is based on one reason that is:

The proposal is not considered justified to be located in the Rural Area since the creation of a new dwelling outside development zone does not comply with approved Government policies, plans and programmes for rural areas. Hence, the proposal runs counter to the Thematic Objective 1.10 and Rural Objective 3 of the Strategic Plan for Environment & Development which only allow for rural development which is legitimate or necessary.

Conter Argument

The DPA report fails to specify that the site is located in a highly urbanised area where similar Planning Permissions have been granted, it is flanked on both sides and across the street by development some of which is covered by planning permission and for this reason we respectfully ask the Environment and Planning Tribunal to consider all the

evidence that will be submitted in the course of discussions and conclusively prove that the proposed development merits a Planning Permission as was granted to similar sites in the area.

Regards,

Simon Spiteri

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