

TANCRED MIFSUD
 B.E.&A.(Hons.) A.& C.E.
 architect & civil engineer
 e-mail: tancredm@maltanet.net
 "Ralmant", Flat No. 1, B.Bontadini street, Balzan BZN 07
 Tel. 21-444293 Mob. 79 444293 Fax 21-446571

Our Ref. **Your Ref.** **26.08.2021**

Application **PA 496/21**
Location: **162, Triq Rodolfu c/w, Triq San Karlu, Sliema**
Proposal **To sanction construction of balcony at 2nd floor and propose**
 construction of 4 crs to convert area over first floor into dwelling

ENVIRONMENT AND PLANNING
 REVIEW TRIBUNAL



Appeal on PA 496/21

Att. Secretary EPRT

Dear Sir/ Madam,

With reference to the Refusal by the directorate related to PA 496/21 located at Sliema, the planning directorate refused the proposal on two reasons, namely

- Building height in relation to site context
- Proposal is incompatible with UCA characteristics due to proposed additional height of building

Re reason for refusal 2: location of proposed development

Note that Rudolph Street is committed with development in excess of two floors and this has been repeatedly confirmed by PA with the approval of several application with the area.

Please refer to

- PA 7187/17
- PA 94/19- approved since the back of site is committed with building height
- PA 9263/17 (located back to back to site in caption
- PA 5755/16 located a few meters away from site.

The photos below show the extensive commitments surrounding site



architect, civil & structural consultant





On the above, I kindly request the EPRT to consider the application in view of multiple commitments and multiple approvals by same PA within the area .

Tancred Mifsud A&C.E.

architect, civil & structural consultant