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**PERIT Randolph Nicholas Bartoli B.E. & A. (Hons.)** ST. FRANCIS DITCH  
FLORIANA

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10<sup>th</sup> September 2021

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

Our Ref. : G/160

Application No. : PA/7602/20

Applicant : Mrs. Angela Mifsud

Location : 11, Trejjet ix-Xilep, Xghajra

Proposal : Proposed demolition and reconstruction of dangerous concrete roof, internal and external alterations and extension at first floor level to form domestic store.

Dear Sir,

Reference is made to Refusal of Development Permission published on 7 September 2021 in connection with PA/7602/20. Applicant is respectfully submitting an appeal, against the decision, to the Environment and Planning Review Tribunal in terms of Article 13 of the Environment and Planning Review Tribunal Act, 2016. This appeal is based on the following grounds.

Reason for refusal quotes the provisions of policy P45 of the Development Control Design Policy, Guidance and Standards 2015 which deals with residential development amenity. The proposal includes the reconstruction of roof and internal/external alterations to a ground floor boathouse as well as the construction of a domestic store at first floor. Clearly the proposal does not involve any residential use, thus policy P45 does not apply and consequently the reason for refusal does not hold.

Furthermore, kindly find attached Block Plan and Photographic Survey at documents G160-05 & G160-06 showing commitments in the same area having an outlook or entrance from the same Trejjet ix-Xilep.

Yours truly,  
Perit Randolph Nicholas Bartoli

  
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