

Josette Vella

From: Mark Laferla Jr <mlj@laferla.com.mt>
Sent: 14 October 2021 14:10
To: EPRT Info
Cc: Stephen Thake (sthake@thakedesira.com); Gaston Camilleri; Victor Torpiano
Subject: [Ext] APPEAL TO PA/0857/21 - Demolition of existing house to construct three apartments, one duplex unit and a basement garage - 73, Lola, Triq I-Adrijatiku, San Gwann

Importance: High

[EXTERNAL]

Dear All,



APPEAL TO PA/0857/21 - Demolition of existing house to construct three apartments, one duplex unit and a basement garage - 73, Lola, Triq I-Adrijatiku, San Gwann

The site is located in a short stretch of properties designated as three floors plus 1, surrounded by areas designated as residential priority areas set out as fully or semi-detached properties. It is clear from the local plan issued in 2006, that the vision was to create a transition between the different zoning. The DC2015, has completely ignored the intended transition between these areas. The approved project, a series of small one bedroomed units stacked on top of each other with an overlying duplex penthouse and underlying garage, is testament to this. It is clear that even from the plot size, a restricted site, that the original designation, that of 3+1 was intended for terraced housing, to complement and neatly transition from the adjacent two storey detached and semi-detached Villa's. Instead, the PA has approved a pencil development, without a back yard, a development which in no way compliments the surrounding properties. To aggravate the situation, since the site is a restricted site, no limit on one bedroomed units is set, so the development includes 3 one bedroomed units and a two bedroomed duplex. This in itself runs contrary to the general Local plan vision, which as per NHHO 01, states 'A mix of Class 1 (Use Classes Order, 1994) terraced residential development'

The approval of this development runs contrary to surroundings and the original intent of the local plan, and thus another up market residential area is being ruined with a high pencil development which completely jars with the rest of the surrounding area designation and the surrounding buildings. It is important to note, that the PA, in the past, has rejected developments which are not sympathetic to the existing surroundings, and which run counter to the original intent of the Local Plan.

Finally, DC2015, was not approved in accordance with the Law.

We request that we can make verbal submission when the case is being heard.

I await instructions on how to pay the fees due.

Regards,

Mark Laferla Jr IMCM, ACII, Chartered Insurer
 Joint Managing Director

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