



EDWARD SCERRI  
ARCHITECT STUDIO

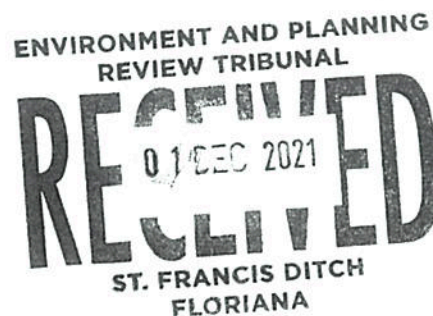
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Our ref: CIGIX/SIA1

Our ref: PA3891/21

Date: 30<sup>th</sup> November, 2021

The Secretary  
Environment and Planning Review Tribunal  
PO Box 172  
MARSA



**REF: PA3891/21 – to sanction the construction of garden shed – site at “Caruana House”,  
Triq I-Ghar ta’ Xerri, Xaghra**

### **Request for Appeal**

I refer to the above application which has been refused by the Planning Commission. The only reason for refusal quoted by the Planning Commission was as follows:

*The proposed development runs counter to the provisions of Policy P27 of the Development Control Design Policy, Guidance and Standards 2015 which specifies that the depth of built footprint as measured from the building alignment will not be allowed to exceed 30m, unless adjacent existing legal building on both sides exceed this limit. 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.*

The development in question concerns a garden shed constructed within a recently acquired field/garden at the back of the property. The proposal is therefore not to extend the existing



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Special Commendation in Innovative Design, Rehabilitation and Conservation 2017  
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building beyond the 30m limit but to construct a garden shed similar to those approved within very close proximity to my clients.

One such structure was approved within a garden in PA162/19 just metres away from my client's garden shed. That structure was not even approved for a garden shed but for an entertainment area with a bathroom!! The Planning Commission did not acknowledge this commitment in any way. This structure was approved well beyond the 30m depth for the dwelling subject of permission PA162/19. This structure was approved with an area of 24.2 sq.mts. while our structure being proposed for sanctioning covers 28.3 sq.mts. The areas are therefore very similar.

Another commitment for an agricultural store was approved through RG3034/18 for a total roofed over area of 42.5 sq.mts. This was approved metres away from our site and was again not considered by the Planning Commission with respect to existing commitments.

For the above reasons, we respectfully ask the Tribunal to revoke the refusal decision with respect to this application for development and that the relative development permission be issued.

Yours truly,

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**Edward Scerri, A & C E**



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