

Roderick Bonnici B.E. & A. (Hons), A. & C. E.

ARCHITECT & CIVIL ENGINEER

21, St. Luke's Street, Rabat RBT 2152

Mob: (0356) 79537027

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PA/07845/20

The Chairman,

The Planning Authority,

Environment and Planning Review Tribunal

St. Francis Ditch

Floriana



Location: 149/151, Triq San Anard, Tarxien

Proposal: To demolish existing structure, excavation of basement floor, construction of 2 basement garages and 2 parking spaces and construction of 5 residential units.

Request for Appeal to Decision of Refusal

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Dear Sir,

I the undersigned architect and civil engineer, write on behalf of my client Mr. Charlie Bugeja with reference to the refusal of the above captioned application regarding the site at 149/151, Triq San Anard, Tarxien.

The proposed development application was refuse by the Environment and Planning Commision solely on the following ground:

1. The proposed development runs counter to the provisions of Guidance G3 and G23 of the Development Control Design Policy, Guidance and Standards 2015 which specify that new developments should seek to provide visual interest, enriching the quality of the context within which they are located. Moreover, new developments should endeavour to introduce high-quality contemporary designs that seek to introduce new positive urban design principles into the streetscape. 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

149/151, Triq San Anard, Tarxien

and amenity of urban areas.

My client feels aggrieved by the above decision and is hereby appealing for the following reason that the facade terraces are already approved within the same streetscape as per approved planning application PA/03584/16. Hence by the principle of commitment within the area, the proposed façade terrace compliment with the nearby buildings.

Therefore, in the light of the above, the Tribunal is hereby being requested to revoke, annul and cancel the refusal by the EPC and order the issuing of the relative Development Permit, subject to those condition which the Tribunal may deem fit in line with approved policy.

Regards,



Perit Roderick Bonnici