

**M. Caruana A&CE**

Address:

54,

Triq il-Ballut,

Attard ATD 2090

M: 79888800, E: [marrkie@gmail.com](mailto:marrkie@gmail.com)

VAT No: 22117429

Date: 15<sup>th</sup> July 2022**Application Number:** PA/01997/22**Location:** Garage G5, Triq Edgar Bernard, Gzira**Proposal:** Change of use from garage to Class 4B barbershop and proposedENVIRONMENT AND PLANNING  
REVIEW TRIBUNAL

Dear Sir/Madam,

I refer to the above refused application, published on the 28<sup>th</sup> June 2022.ST. FRANCIS DITCH  
FLORIANA

1. The reasons for refusal read:

*Refusal for the following reason: The proposed development will remove an existing parking space for the building and so it would be in conflict with Thematic Objective 10.6 of the Strategic Plan for Environment and Development Policy and Policy P18 Parking Provision and Typology of Development Control Design Policy Guidance and Standards, 2015.*

2. Request for appeal:

This request for appeal is being made for the opportunity to address and rectify the issues deemed unacceptable and that lead to the application being refused.

1. With respect to the conflict with Thematic Objective 10.6 referenced above, the applicant has rented out another garage for an extendible period as per attached agreement, within 50m of the site. This was done to compensate for the proposed re-utilisation of his garage as a commercial outlet, despite the applicant not having a vehicle and the garage subject to this application not being in use. Furthermore, the applicant does not own a residential unit within the block and as such the parking space provided by the garage, would still not be servicing residents within the block, as such the proposed re-utilisation of his garage will not have an impact on the residents in the block.

**M. Caruana A&CE**

Address:

54,

Triq il-Ballut,

Attard ATD 2090

M: 79888800, E: [marrkie@gmail.com](mailto:marrkie@gmail.com)

VAT No: 22117429



- 
2. The road in question is replete with garages and parking spaces, therefore it will be highly unlikely that the road in question will incur any parking shortfall.
  3. The above in (2), so much so, that the even in a similar proposed change of use within the same block, in PA/04491/18, despite the initial DPA, the proposal was rightfully deemed acceptable.
  4. As part of the proposed change of use from a private garage to a Class 4B shop, the on street parking directly in front of the garage, which is currently reserved, would be made available once again which will further benefit the residents.

3. Desired Outcome:

It is hoped that by adhering to the conditions and principles imposed by the Authority as per items 1 and 2 above, the application may be favourable considered and the applicant would be able to proceed with the application.

4. Documentation

The pertinent documentation is attached to this cover letter.

I trust the forgoing is sufficient for your immediate requirements.

Kind Regards,

-----  
Mark Caruana