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31st October 2022

Environment & Planning Review Board

St. Francis Ravelin
Floriana



Permit Number: PA 08393/21
Applicant Name: Mr Maurizio Napoletano
Site: 75, Fatima House, Triq il-Hemel, Swieqi
Appellant Name: Ms Elizabeth Zammit

Re: Request for Appeal against PA 08393/21

Dear Sir/Madam,

Reference is made to the approval of the application in caption.

On behalf of my client Ms Elizabeth Zammit, the undersigned would like to submit an appeal against approved permit PA 08393/21.

Kindly note that the site in caption is a ground floor maisonette with ownership of part of roof which is located at the back area of the plot. Such maisonette is underlying a first floor maisonette which is owned by the appellant, Ms Elizabeth Zammit. Ms Zammit is also the owner of part of the roof which is located on the front of the same plot. As one can note, Ms Zammit who resides in the first floor maisonette is sandwiched between the proposed so called 'washroom' and the rest of Mr Napoletano's dwelling.

When analysing the site in caption and the approved layouts, it is very clear that the main intention of the applicant is not to provide a single dwelling. One may wish to note that the property is also covered by RG 2411/19 – *To regularise the existing duplex maisonette as constructed in particular the size of the small internal shaft and the use of the semi-basement level as an interconnected habitable area.*



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Such regularisation has extended the living quarters down to the basement. When looking at the configuration of the approved plans one can note that such ground floor maisonette of an approximate gross floor area of 124 sq.m at ground floor and of an approximate gross floor area of 91 sq.m has five bedrooms which all have a private en-suite. PA 8393/21 has also approved a further extension to the said dwelling at roof level. Initially the applicant proposed the sixth bedroom with an ensuite at roof level. The use of a bedroom for the proposed extension has been turned down by the board members and a washroom with an additional bathroom has been approved. Moreover, the size of the kitchen and the living area is considered to be very small when compared to the number of bedrooms the property has.

All the above clearly shows that the applicant's main intention is not to make use of his property as a dwelling but is indirectly creating a 'guest house'. He is providing a dwelling with a number of accommodation which definitely requires a change of use from existing dwelling.

Furthermore, with reference to the North Harbour Local Plan, such proposal is located within a Residential Priority Area – MAP SW2.

The proposed so called dwelling is for sure an injury to amenity and will be causing great inconvenience to the neighbourhood especially to the appellant who is overlying such development.

Whilst thanking you in advance for your attention, I hope that the above is clear and that this appeal can be accepted.

Kind Regards,

Perit Michelle Micallef Bugeja
B.E. & A. (Hons.), A. & C.E.