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APPEAL FROM THE DECISION ON PA 7448/2021

The appellant refers to the refusal to be published on 30 November 2022 by the Planning Authority for the following reason:-

The proposed development runs counter to the provisions of Policy P22 of the Development Control Design Policy, Guidance and Standards 2015 which specifies that there shall be no permanent means of access to or use of the roof of the garage. The garage also exceeds the stipulated overall height of 3 metres and the previously permitted height. 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.

We refer to PA266/2010 whereby the Tribunal accepted a staircase leading to the roof of a garage in a villa area.

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We trust that the Tribunal will consider our submissions favourably and overturn the refusal.

Perit Elena Borg Costanzi

