

MANNIE GALEA B.E. & A. (Hons.), A & C.E.

ARCHITECT & CIVIL ENGINEER

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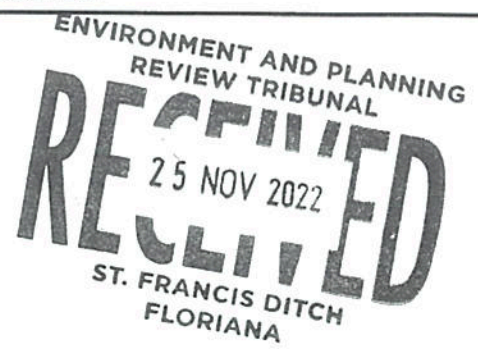
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Our Ref : 106/21.05
PA Ref : PA/06683/21

24th November 2022

The Secretary EPRT
St. Francis Ravelin
Floriana



App No. : PA/06683/21

Location : Ascot Court, Triq it-Tamar c.w Triq it-Turisti, Qawra, SPB 1280.

Proposal : Sanctioning of internal alterations and redesign of façade including formation of open balconies to dwellings approved as per PA/01458/19.

Re: Submission of Appeal against Planning Commission Refusal decision

This application is being submitted obo applicant / owner Mr. Pacifico Agius of 165, Agius F.H., Triq il-Wied, Iklin. Kindly find below in chronological order the following literature:

- Appendix 1:** Appeal Payment Form / Receipt relating to € 200.
- Appendix 2:** BOV Payment Form.
- Appendix 3:** Planning refusal decision published on the 26/10/2022 – Doc 85a.
- Appendix 4:** Site plan locating site with coordinates – Doc 1a.
- Appendix 5:** Two external photos of streetscape – Doc 1b.
- Appendix 6:** One external photo of streetscape – Doc 1c.
- Appendix 7:** Four Roof Photos – Doc 12b.
- Appendix 8:** Undersigned submission relating to alignment – Doc 52a.
- Appendix 9:** Undersigned submission justifying application – Doc 61a.
- Appendix 10:** Official Block Plan – Doc 55a.
- Appendix 11:** Typical Layout Plan superimposed over building alignment survey – Doc 61b.
- Appendix 12:** Existing Block Plan – Doc 52g.
- Appendix 13:** Approved / Existing Fourth Floor Plan – Doc 52b.
- Appendix 14:** Approved / Existing Fifth Floor Plan – Doc 52c.
- Appendix 15:** Approved / Existing Sixth Floor Plan – Doc 52d.
- Appendix 16:** Approved / Existing Receded Floor Plan – Doc 52e.
- Appendix 17:** Approved / Existing Roof Floor Plan – Doc 52f.
- Appendix 18:** Existing Elevation – Doc 1n.
- Appendix 19:** Approved / Existing Elevation - Doc 1l.

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Appendix 20: Approved / Existing Section Y-Y - Do 1k.

Appendix 21: Approved / Existing Section X-X - Doc 1j.

Appendix 22: DPAR dated 13.09.22, - Doc 64a.

Appendix No. 8 (Doc 52a) and Appendix No. 9 (Doc 61a) are within themselves a reply over the refusal arguments, namely that:

1. The alignment shown over previous applications reflected in the map server and not the actual on site splay and alignments as shown over this application.
2. In reality there was never any encroachment over the site and the open balconies may therefore be considered favourably.
3. The Land Survey Unit may confirm the above accordingly.
4. The latest plans reflect typical floors superimposed over the official building alignment produced by the LSU after an on site detailed survey.
5. Discrepancies from the original permit resulted to the use of the building alignment available from the Planning Authority Planning Server, which when compared with the LSU survey, cannot be claimed as a reliable source, both with respect to dimensions and shape.
6. The superimposed plans does show a small corner jutting out from the building alignment, which may be deemed as acceptable similar to a projecting room located within a front garden area.
7. Such an allowance may also be acceptable in view that architectural proportions with the building have been retained, including same balcony layout.
8. Otherwise would imply an aesthetically unpleasing block elevation with respect to the surrounding built environment.

The above arguments shall be further elaborated during the tribunal hearing.

The Land Survey unit Merger is to be cautioned for a Tribunal hearing in order to relate accordingly,

It is solicited that the Tribunal affect an on site inspection to relate accordingly


Perit Mannie Galea

Warrant No. 220

cc. Planning Directorate (eApps)