

Our Ref: 285/21

The Secretary,
Environmental & Planning Tribunal,
St. Francis Ravelin,
Floriana.



8th December 2022

Case Number: PA/03766/22
Development Location: Quintum Residences, Flat 1, Triq Dun Grezz Farrugia, Xewkija
Development Description: To sanction construction of domestic store including cantilever, addition of a lightweight structure in backyard and removal of soil which is replaced with hard landscaping as from that approved permit PA01814/19

With reference to the Planning Commission's decision published on the 16th November 2022 to refuse this full development application, please note and register that I have been entrusted by the applicant to appeal against this decision in accordance with Article 11 of the Environment and Planning Review Tribunal Act, 2016.

Reasons for refusal have been quoted to be:

1. *The proposed development runs counter to Policies P27 and P38 of the Development Control Design Policy, Guidance and Standards 2015 since the structures at the back of the site lies more than 30m from the building alignment and the replacement of soil with tiling beyond the 30m. The proposal therefore runs counter to the Urban Objective 3 of the Strategic Plan for the Environment and Development which aims to protect and enhance the character and amenity of urban areas.*

Grounds for Appeal:

1. P27 has been wrongly applied as it must be interpreted to allow for the context of the site. In this case adjacent sites include similar rooms at the rear of the back yard some of which are on two floors. The site also abuts committed development at the rear of the site as can be seen in the block plan prepared.



Request to the Tribunal:

On behalf of the applicant, I respectfully ask the Tribunal to overturn the Planning Commission's decision such that the application be reconsidered favorably and the Full Development Application approved.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Perit Falzon', with a long horizontal stroke extending to the right.

Perit Adrian Falzon

The Secretary
Environment and Planning Review Tribunal
Block B, St. Francis Ditch,
Floriana

08th December 2022


Case Number: PA3766/22
Development Location: Quintum Residences, Flat 1, Triq Dun Grezz Farrugia,
Xewkija

Development Description: To sanction construction of domestic store including cantilever, addition of a lightweight structure in backyard and removal of soil which is replaced with hard landscaping as from that approved permit PA01814/19

List of witnesses:

Witnesses:

1. Appellants, and consultants and consultees and officers of the Authority to confirm the facts.



Av. Ian J. Stafrace
9/4 Britannia House
Old Bakery Street
Valletta