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In the Environment and Planning Review Tribunal

Application Number: PA/01668/22



**Site location: Dar
il-Kavallier, Triq il-Kav. Lorenzo
Zammit Haber, Xewkija, Gozo**

**Proposed development: To sanction
differences from approved permit
PA/04387/08 and proposed minor
alterations to aperture materials**

DR. GORDON KNIGHT

VS

PLANNING AUTHORITY

**Appeal application by Dr. Gordon Knight of 'Dar il-Kavallier', Triq
il-Kav. Lorenzo Zammit Haber, Xewkija, Gozo, holder of Identity
Card Number 151890(A)**

Respectfully submit that:

- (i) That by virtue of his application to the Planning Authority, the appellant requested that a planning permit is issued whereby he would sanction his property;
- (ii) That by virtue of a decision dated the 22nd November, 2022 and published on the 7th December, 2022, his application has been rejected and this for the following reasons:
 - a. The sanctioning of the additions and extent of the basement beyond the footprint of the building run counter to policy 6.3 of the Rural Policy and Design Guidance (2014) and Thematic Objective 1.10 and Rural Objective 3 of the Strategic Plan for the Environment and Development (SPED15), in that the roofed over area and PVC extension and extent of hard landscaping are considered excessive and have resulted result in the unjustified take up of land and formalisation of the site.
 - b. The combined area of the pool and deck exceeds the maximum allowable footprint of 75sqm, thus running counter to policy 6.4 of the Rural Policy and Design Guidance, 2014.

(iii) The appellant feels aggrieved by this decision and are hereby submitting this appeal.

The grievances are clear and unequivocal and relate to the following reasons:

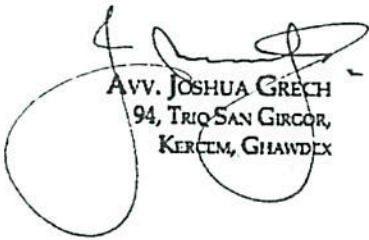
1. That the proposed sanctioning will not in any way affect the overall area in question, nor will it disrupt the overall environment. Furthermore, there will be no visual impact from the vicinity, since it is not visible from the street level.

To this end therefore it is not correct that there will be an excessive hard landscaping or unjustified take up of land, and in any case, any adverse effect may be mitigated by alternative measures like trees or other similar remedies;

In view of the above and of further submissions that the appellant respectfully reserve the right to make, the appellant hereby submits his request to the Tribunal to revoke the decision of the Planning Commission, order the Planning Authority to approve the application, and to do this under those terms and conditions that the Tribunal deems opportune to prescribe.

Attached please find a copy of receipt of payment of appeal.

PERIT AIC MARIELLA XUEREB
THE DUKE BUSINESS CENTER, TRIQ L-10 TA' GUNJU, 1887,
RABAT, GHAWDEX



AVV. JOSHUA GRECH
94, TRIQ SAN GIRCOR,
KERCEM, GHAWDEX