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Our Ref: 104/22.04

22nd March 2023

The Secretary EPRT
St. Francis Ravelin
Floriana

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ENVIRONMENT AND PLANNING
REVIEW TRIBUNAL

RECEIVED
23 MAR 2023
ST. FRANCIS DITCH
FLORIANA

App No. : RG/01424/22

Location : Maisonette No. 5, Block R, Trejjet il-Gilju & 78, Triq il-Gizi, Imtarfa, MTF 1430.

Proposal : Regularisation of maisonette and garage.

Re: Submission of Appeal against Planning Commission refusal decision

This appeal is being submitted obo applicant/resident/owner Mr. Ronald Demicoli of Maisonette No. 5, Block R, Trejjet il-Gilju, Imtarfa. For ease of reference, kindly find attached in chronological order the following documentation:

Appendix 1 : Appeal Payment Form of € 200.

Appendix 2 : Bank Payment confirmation.

Appendix 3 : Refusal of Regularisation Permission – Doc 35a.

Appendix 4 : Streetscape Photos 1-6 – Doc 1h.

Appendix 5 : Internal Photos 7-12 – Doc 1i.

Appendix 6 : Internal Photos 13-18 – Doc 1j.

Appendix 7 : Internal Photos 19-24 – Doc 1k.

Appendix 8 : Site Plan locating site with position from which photos were taken – Doc 1a.

Appendix 9 : Elevated Ground Floor Plan including Photographic survey – Doc 6b.

Appendix 10: Elevated Ground Floor Plan as existing –Doc 6c.

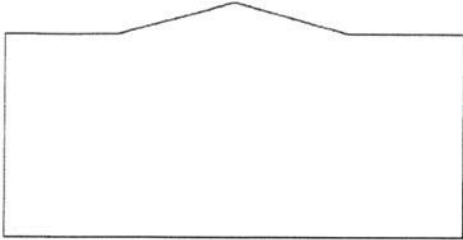
Appendix 11: Front Elevation as existing – Doc 1d.

Appendix 12: Back Elevation as existing – Doc 1e.

Appendix 13: Longitudinal Section A-A as existing – Doc 6d.

Appendix 14: Transverse Section B-B as existing – Doc 1g.

Appendix 15: Longitudinal Section C-C (passing through garage) as existing – Doc 8a.



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Appendix 16: Undersigned submission of Information dated 02.12.22 – Doc 6a.

Appendix 17: Undersigned Statement of Intent dated 07.12.22 – doc 9b.

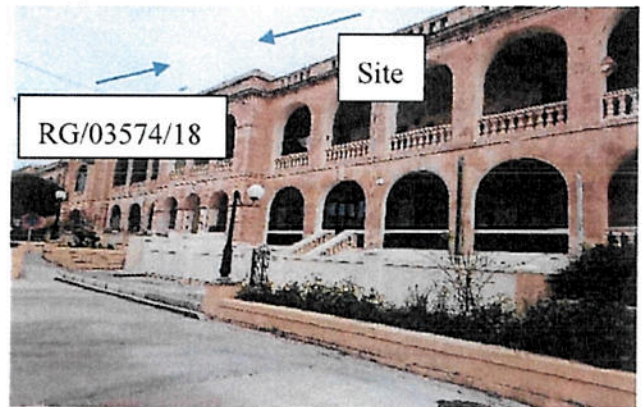
Appendix 18: Regularisation Officer's Report – doc 35a.

Appendix 19: Copy of Permit RG/03574/18, similar and adjacent.

Appendix 20: Copy of Permit PA/03795/19, similar to development within the same street.

Appendix 21: DPAR of PA/03795/19 at Triq il-Gizi.

The site is a pre-1968 military barracks and is therefore not covered with any planning permit. The statement of intent relates to insertion of aluminium apertures over the terraces. Attached Permit RG/03574/18 relates to an approved development similar to the application in question, which is located adjacent to it, as per below photos.



If a regularization permission was issued over a property, the adjacent site is to be similarly considered.

Condition 2 for RG/03574/18 stated that 'Any replacement of aluminium apertures on the façade in the future shall be carried out using timber or pvc timber-like material which respects more the character and urban design of the streetscape.

Such a condition is acceptable to applicant.

Reference is also made to permit PA/03795/19 (Appendix 20) which also relates to gold aluminium apertures within the same street at Triq il-Gizi where the DPA report (Appendix 21) stated that the existing aluminium aperture closing the former terrace is considered compatible with the other apertures in terms of materials and colour.


Perit Mannie Galea
c.c. Planning Directorate eApps