

Test of Reasonableness Board (TORB)

As per the Equal Opportunities (Persons with Disability) Act I of 2000 Cap. 413 of the Laws of Malta

4th May 2020

Our Ref: 20200424_TORB06

Mr. Pierre Faure
4
Giuseppe Cali Street
Ta' Xbiex XBX 1420

PA/02317/19 – Sliema – Extension of Class 3A Guest House with existing 24 rooms to include an additional 5 rooms. Works to include a Change of Use at the adjacent property from a residential apartment to a Class 3A Guest House with minor alterations to directly adjoin existing Class 3A Guest House. Works to also include sanctioning at basement level to provide on-site parking for guests.

On Friday 24th April 2020 the Test of Reasonableness Board (TORB) discussed a request for exemption received on the above indicated permit application. Mr. Pierre Faure, Perit Lesley-Ann Mintoff, Perit Mark Camilleri, and Perit Sandro Cini were present on behalf of the applicant.

CRPD objected on the following non-conforming elements:

- Ramp levels on both sides, gradients, dimensions and material should be indicated on the plan drawing. A no objection from the local council for the proposed ramp on the pavement is needed.
- The width of the door leaf of the main entrance do not conform to AADG 2011.
- The route to the accessible guestroom room 26 contains steps.
- No parking for persons with disabilities have been provided.
- The dimensions of the accessible for sanitary facilities at basement level do not conform to AADG 2011.
- No accessible for all showers near the pool have been provided.
- The pool is not accessible to all.
- The entrance to the guesthouse from the parking should be accessible to all.
- The dimensions of the platform lift near the pool do not conform to AADG 2011.

Exemption requested on the provision of reserved parkings for guests and from the access to the parking area to the guest house since it is not possible for the applicant to widen the existing garages to provide accessible for all parking and existing entrance from parking area to guest house since the existing building is not solely owned by the applicant but by several individuals and he therefore cannot demolish any walls.

In regards to the other objections by CRPD, updated plans were provided showing that these were rectified on plans.

Taking all arguments in consideration, the TORB concluded that the applicant should apply for a reserved parking space for persons with disability for in front of the Guest House or reasonably close to. TORB should be re-contacted should the request for a reserved parking be refused.



Ms. Rita Vella
Chairperson
Test of Reasonableness Board