

**Menslike Nedersettings, Beplanning en Ontwikkeling
Human Settlements, Planning and Development**

Collaborator No.: 3002807
Reference / Verwysing: Erf 18514, George
Date / Datum: 30 August 2024
Enquiries / Navrae: Primrose Nako

Email: nina@lifeofarchitecture.com

Catharina Malan Bruyns
52 Clivia Close
Heather Park
GEORGE
6529

APPLICATION FOR PERMANENT DEPARTURE: ERF 18514, GEORGE

Your application in the above regard refers.

The Senior Manager: Town / Spatial Planning (Authorised Official) has, under delegated authority, 4.17.1.24 of 30 June 2022 decided that the application for Departure in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality (2023), for the relaxation of the southern side boundary building line from 2m to 1,34m to regularise the conversion of a garage on Erf 18514, George into a bedroom and bathroom.

BE APPROVED in terms of Section 60 of the said By-law for the following reasons:

REASONS:

- (i). The existing development will not have an adverse impact on the character of the area or the streetscape or the environment.
- (ii). There will be no negative impacts on surrounding neighbours' rights or amenity in terms of views, privacy or overshadowing.
- (iii). The bedroom and bathroom form part of the primary rights for residential development and can be accommodated within the property.
- (iv). No negative comments or objections were received.

Subject to the following conditions imposed of Section 66 of said Bylaw, namely:

CONDITIONS OF THE DIRECTORATE: HUMAN SETTLEMENTS, PLANNING AND DEVELOPMENT:

1. That in terms of Section 18(2) of the Land Use Planning By-law for the George Municipality 2023, the approval shall lapse if not implemented within a period of two (2) years from the date it comes into operation.
2. This approval shall be taken to cover only the departure as applied for and as indicated on the site development plan, Plan no. 103 dated 18 January 2024, drawn by Loa Life of Architecture attached as "Annexure A" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision.

3. The above approval will be considered as implemented on issuing of the occupation certificate in terms of the approved building plan.

Note:

- (i) A building plan must be submitted for approval in accordance with the National Building Regulations (NBR).*
- (ii) Stormwater must be dispersed responsibly, and the stormwater management, retention and erosion measures must be addressed on the building plans.*
- (iii) Building plan to be submitted in terms of section 4 of the National Building Regulations and Building Standards Act, 103 of 1977, for the development. Building plans to comply with SANS 10400, Part XA and any other applicable legislation. No construction may be commenced with until such time as a building plan has been approved. The property may only be use for the intended purpose once a Certificate of Occupation has been issued*

You have the right to appeal to the Appeal Authority against the decision of the Authorised Employee in terms of Section 79(2) of the Land Use Planning By-Law for George Municipality, 2023.

A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Human Settlements, Planning and Development, P O Box 19, George, 6530 or Directorate: Human Settlements, Planning and Development, 5th floor, Civic Centre, York Street, George **on or before 20 September 2024** and simultaneously submit a copy of the appeal on any person who commented, made representations or objected to the application in the above regard. Please also note that the appeal must be e-mailed to the administrative officer mentioned above.

An appeal that is not lodged within the applicable period mentioned above or that does not comply with Section 79 of the Land Use Planning By-Law for George Municipality, 2023, will be deemed invalid in terms of Section 80 of said By-Law.

Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Please also note that in terms of Section 80(14) of the Land Use Planning By-Law for George Municipality, 2023, the above decision is suspended until such time as the period for lodging an/appeal(s) has lapsed, any appeal(s) has been finalised and you have been advised accordingly.

Yours faithfully



C.PETERSEN
ACTING DEPUTY DIRECTOR: TOWN PLANNING

C:\scan\Erf 18514 George (Permanent Departure Approval) C M Bruyns.docx

ANNEXURE A

Client: **Christo Barnard**
 Project: **HOUSE BLOMMEKLOOF ERF 16514, 30 BLOMMEKLOOF, GEORGE, WC**
 Drawing: **GROUND FLOOR PLAN**
 LUM APPLICATION

Date: 18/01/2024
 Drawing number: 103
 Scale: As per drawing
 Revision: A
 Notes:

MUNISIPALITEIT GEORGE MUNICIPALITY
 Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.
 30/08/2024
 DATE DATUM
 SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STATSBEPLANNING

Architects:
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AREA SCHEDULE:

SITE:	923.00 m ²
EXISTING HOUSE	128.00 m ²
EXISTING STOEP	6.00 m ²
EXISTING GARAGE	21.00 m ²
TOTAL EXISTING	155.00 m ²
NEW BED & BATH CONVERSION (Previous Garage)	21.00 m ²
NEW STOEP	15.00 m ²
NEW SHADED PARKING	36.40 m ²

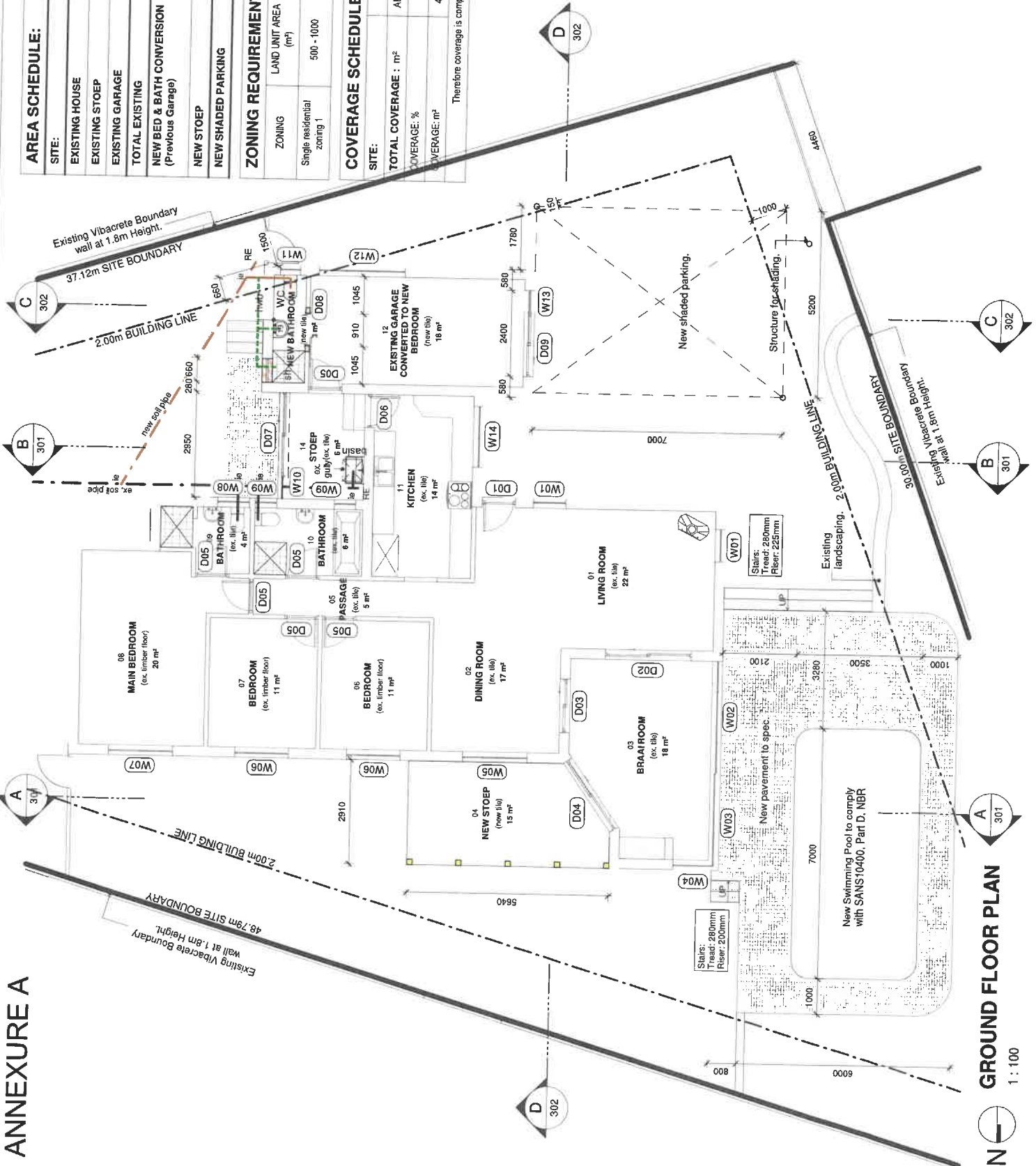
ZONING REQUIREMENTS:

ZONING	LAND UNIT AREA (m ²)	COVERAGE
Single residential zoning 1	500 - 1000	50%

COVERAGE SCHEDULE:

SITE:	923.00 m ²
TOTAL COVERAGE: m ²	461.50 m ²
COVERAGE: %	50%
ACTUAL COVERAGE: m ²	213.90 m ²

Therefore coverage is compliant



GROUND FLOOR PLAN

1 : 100