

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

Collaborator No.: 3002807
Reference / Verwysing: Remainder Erf 6731, George
Date / Datum: 30 August 2024
Enquiries / Navrae: Marisa Arries

Email: planning@mdbplanning.co.za

MARLIZE DE BRUYN PLANNING
PO BOX 2359
GEORGE
6530

**APPLICATION FOR DEPARTURE (BUILDING LINE RELAXATION):
REMAINDER ERF 6731, 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 following on the Remainder of Erf 6731, George:

- a) Relaxation of the eastern street boundary building line (Ribbok Street) from 4.0m to 0.8m and 1.5m to accommodate the existing carport.
- b) Relaxation of the southwestern street boundary building line (Saint Paul's Str) from 4.0m to 2.0m to accommodate the existing Wendy (garden shed).

BE APPROVED in terms of Section 60 of said Bylaw for the following reasons:

REASONS:

- A. The proposed departures will not have an adverse impact on the surrounding residential character or the streetscape.
- B. There will be no negative impacts on surrounding neighbours' rights or amenity in terms of views, privacy or overshadowing.
- C. The proposed additions form part of residential development and can be accommodated within the property.
- D. No negative comments or objections were received.

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

CONDITIONS:

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 tow (2) years from the date it comes into operation.

2. This approval shall be taken to cover only the departures as applied for and as indicated on the site layout plan, Plan no. D 23/14 drawn by G. Meyer dated 18-09 2023 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 the issuing of the occupation certificate in accordance with the approved building plans.

Note:

- *As built building plans be submitted for approval in accordance with the National Building Regulations (NBR).*
- *Stormwater must be dispersed responsibly, and the stormwater management, retention and erosion measures must be addressed on the building plans.*

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
SENIOR MANAGER: TOWN PLANNING

C:\Marisa\Decisions_New By-Law Pro formas_(applicant)\Erf 6731, George (building line relaxation approval_mdebruyn).docx

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.

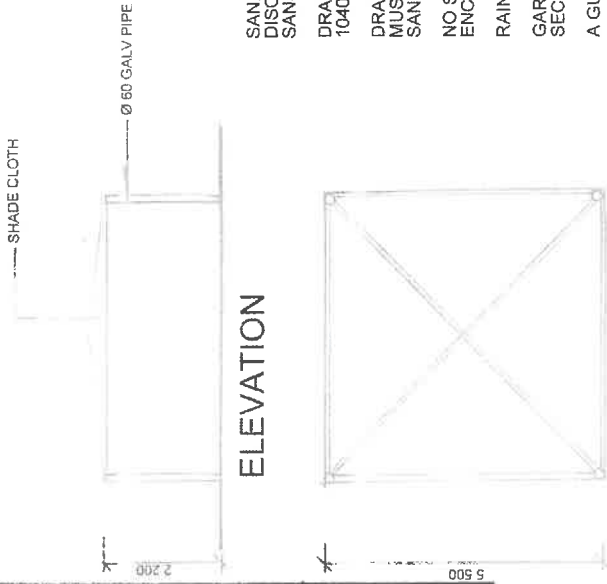
30/08/2024

DATE
DATUM

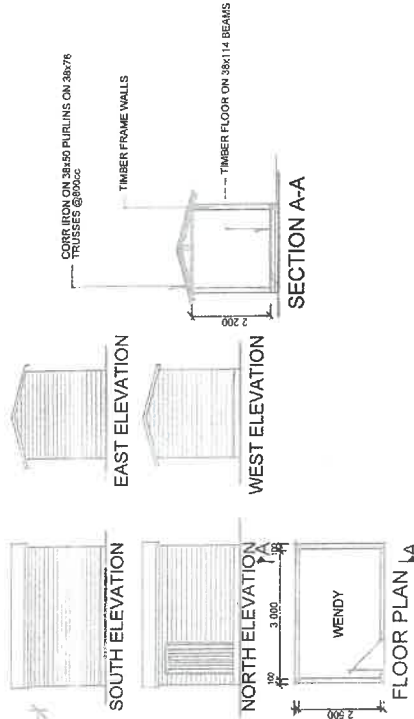
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPANNING

NOTE

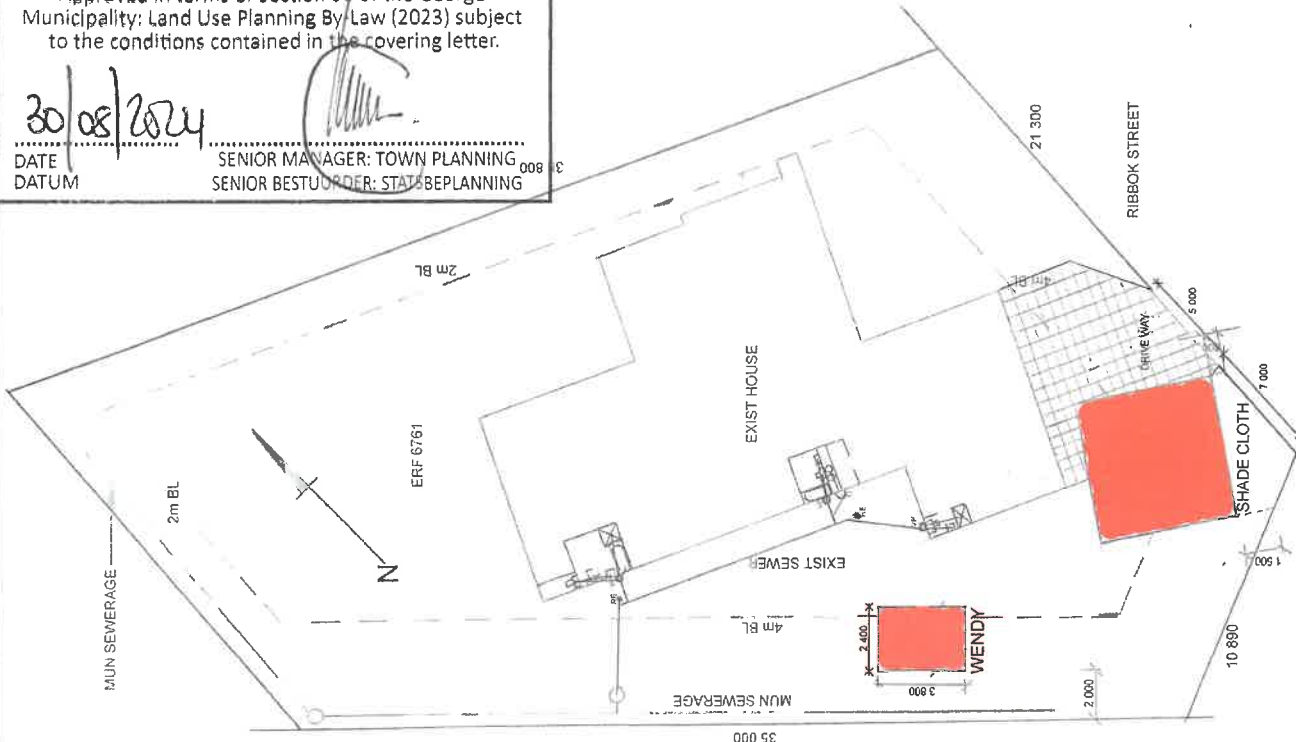
- SANITARY FITTINGS DISCHARGING TO A GULLY TO DISCHARGE OVER THAT GULLYS PER PART P OF SANS 10400 4.2.1
- DRAINAGE INSTALLATION TO COMPLY WITH SANS 10400 PART P
- DRAINAGE INSTALLATION UNDER BUILDING WORK MUST BE PROTECTED IN TERMS OF PART P OF SANS 10400 4.22.2
- NO STRUCTURE OR ANY PORTION THEREOF TO ENCROACH THE PROPERTY BOUNDARY
- RAIN WATER NOT TO DISCHARGE ON NEIGHBOURING PROPERTY
- GARAGE DOOR MUST COMPLY WITH SANS 10400-T, SECTION 4.9.3 ABC
- A GULLY TO BE PROVIDED IN TERMS OF SANS 10400 PART P 4.21.1



ELEVATION



FLOOR PLAN



SITE PLAN

**NEW CARPORT AND WENDY FOR P NEEETHLING
ON ERF 6731
DENNEOORD**

DRAWN	DATE	SCALE	OWNER	DWG NO
G MEYER 084 514 2335 D1253	18-09-2023	1:50 1:200		D23/14