

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

Collaborator No.: 3416823
Reference / Verwysing: Erf 1540, Blanco
Date / Datum: 21 February 2025
Enquiries / Navrae: Primrose Nako

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MARLIZE DE BRUYN
P O BOX 2359
GEORGE
6530

APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION): ERF 1540, BLANCO

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 Permanent Departures in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality 2023, for the relaxation of the following building lines applicable to Erf 1540, Blanco:

1. Relaxation of the eastern side boundary building line from 2m to 0m for the existing swimming pool and pump with its covering slab;
2. Relaxation of the western side boundary building line from 2m to 1m for the existing non-interleading bedroom (previously a garage);

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

REASONS

- (i). The proposed departures will not negatively impact the surrounding residential character of the area, streetscape or natural environment.
- (ii). The proposed departures will have no negative impact on sunlight, views or privacy in respect of any adjacent property.
- (iii). The proposed departures will not have a negative impact on development, public facilities or traffic circulation in the surrounding area.
- (iv). The proposed departures will not have an impact on surrounding property rights.
- (v). The additions form part of normal residential development and can be accommodated within the property's cadastral boundaries.
- (vi). The proposal was not opposed and from this perspective it can be derived that it does not affect public interest.

Subject to the following conditions imposed in terms of Section 66 of said By-law, namely:

CONDITIONS

1. That in terms of the provisions of the Land Use Planning By-law for George Municipality 2023, the approval shall lapse if not implemented within a period of two (2) years from the date of when the approval comes into operation, or if the conditions of approval are not complied with.
2. This approval shall be taken to cover only the departure application as applied for and as indicated on the site layout plan, drawing number 24.05-03 M001 Revision 2 dated 16 August 2024, drawn by MSmith Architectural Group and attached as "**Annexure A**" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provisions.
3. The braai area is to be demolished, only retaining the pool pump and slab covering the pool pump.
4. The above approval will be considered as implemented on approval of building plans for the respective structures.

Notes:

- *Water storage tanks indicated in the building line may not exceed the height of the boundary wall.*
- *CES will not support any building line and/or building plan which extends further over the sewer main.*
- *A building plan must be submitted for approval in accordance with the National Building Regulations.*
- *Stormwater must be dispersed responsibly, and the stormwater management and erosion measures must be addressed on the building plans.*
- *Applicant to show all existing structures on the site when submitting building plans for approval.*
- *The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.*

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 14 MARCH 2025** 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



H. KOCH

SENIOR MANAGER: SPATIAL PLANNING

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