Marisa Arries
Administrator, Planning Department
Planning and Development
E-mail: marries@george.gov.za
Tel: +27 (044) 801 9473

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

Collaborator No.: **2355183**
Reference / Verwysing: **Erf 28632, George**
Date / Datum: **25 November 2022**
Enquiries / Navrae: **Marisa Arries**

Email: planning@delplan.co.za

DELPLAN
PO BOX 9956
GEORGE
6530

APPLICATION FOR DEPARTURE (BUILDING LINE RELAXATION): ERF 28632, GEORGE

Your application in the above regard refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority, 4.1.17.1.17 of 30 June 2022 decided that Application for Departure in terms of Section 15(2)(b) of the Land Use Planning Bylaw for George Municipality, 2015 for the north-eastern lateral building line from 2.0m to 1.0m for a Bedroom and garden toilet;

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

REASONS:

(i). The structure already exists and does not negatively impact the residential character of the area.
(ii). The proposal is for a bedroom and outside/garden toilet which will not cause a nuisance to neighbouring properties.
(iii). No objections or comments were received for the conversion of the garage into habitable rooms.

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 2015, the approval shall lapse if not implemented within a period of five (5) years from the date thereof.

2. This approval shall be taken to cover only the Departure application as applied for and as indicated on the site layout plan, No. Plan 2021/11/550/AD/2/3 drawn by PJG – Arc Plan and Associates Architects dated 27/09/2021 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. A building plan be submitted for approval in accordance with the National Building Regulations (NBR).
4. A contravention levy is payable on the submission of building plans for the conversion of the outbuilding/garage into a habitable room, located over the building line as follows: 10% x R2091.76m² = R 209.18 plus VAT (15% = R 31.38) = Total: **R 240.56**

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 George Municipality's By-law on Municipal Land Use Planning.

A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director Planning and Development, P O Box 19, George, 6530 or Directorate: Planning, 5th floor, Civic Centre, York Street, George **on or before 19 December 2022** 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.*

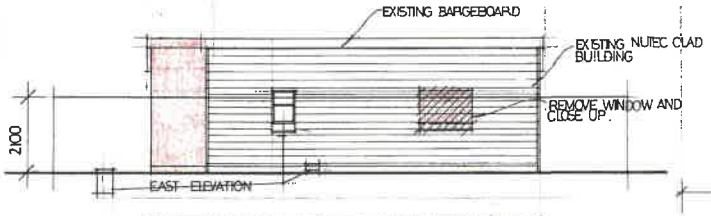
Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

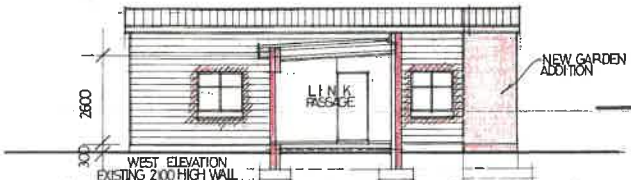
Kindly note that in terms of Section 80(14) of the George Municipality's By-law on Municipal Land Use Planning, the above decision is suspended until such time as the period for lodging an appeal has lapsed, any appeal has been finalised and you have been advised accordingly.

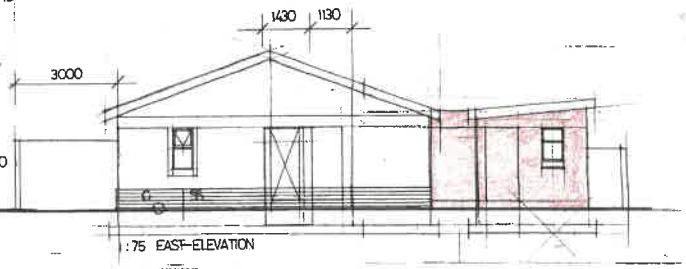
Yours faithfully

C. PETERSEN
SENIOR MANAGER: PLANNING
C:\Marisa\Decisions\Erf 28632, George(departure_approval)delplan.docx

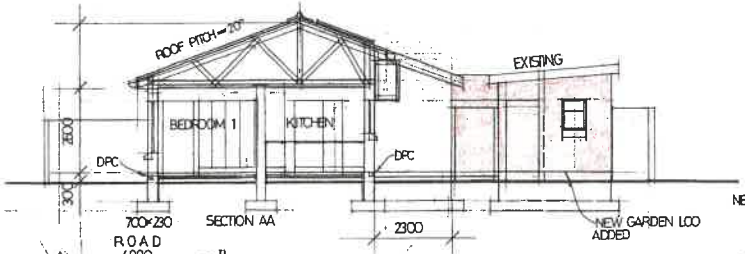
1:75 NORTH WEST ELEVATION ONTO ERF NO 3966

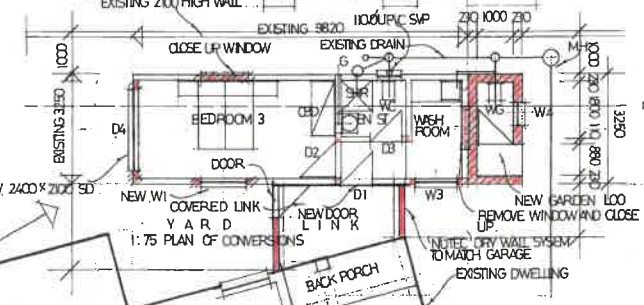


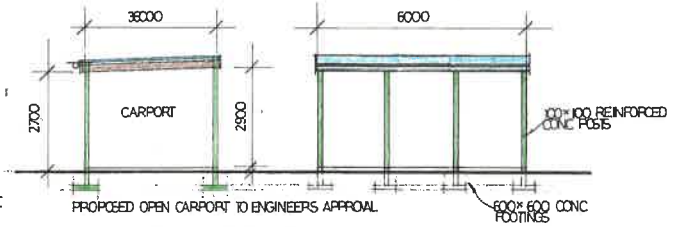


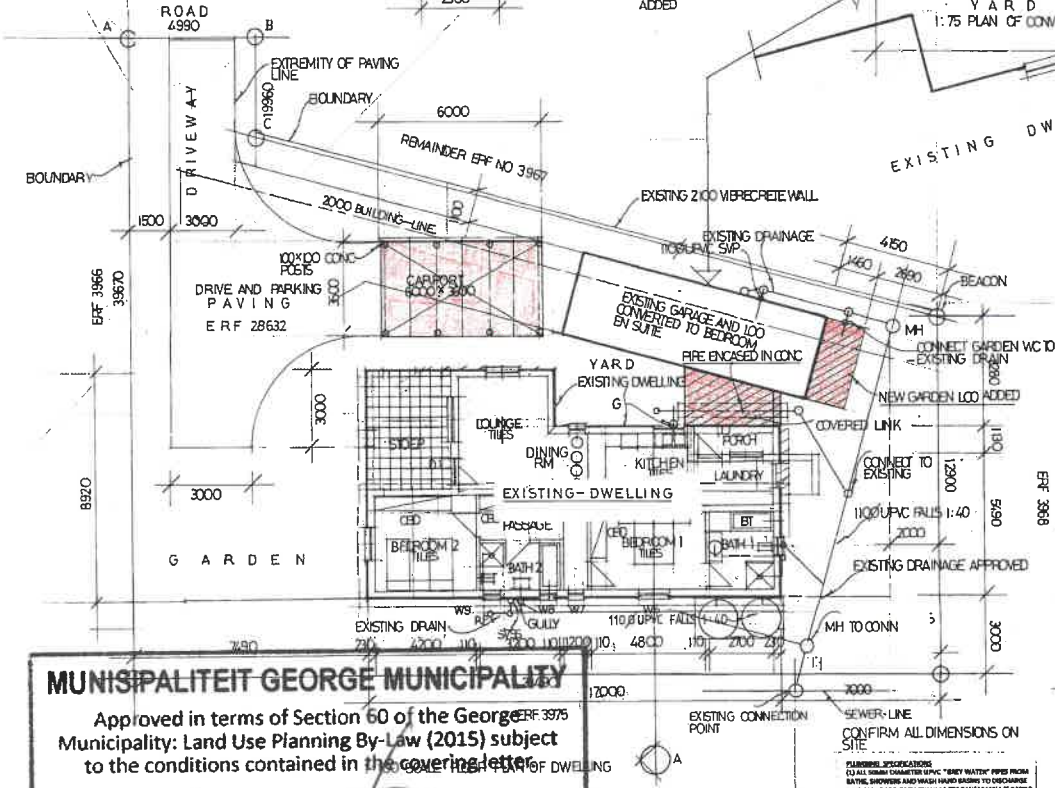


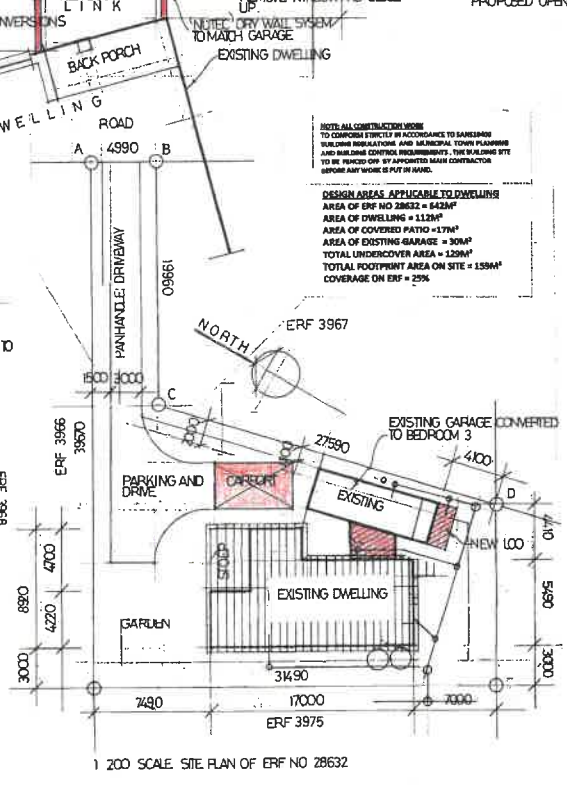
1:75 EAST-ELEVATION











1:200 SCALE SITE PLAN OF ERF NO 28632

MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2015) subject to the conditions contained in the covering letter.

25/11/2022

DATE
DATUM

DEPUTY DIRECTOR: PLANNING
ADJUNK DIREKTEUR: BEPLANNING

NOTE: ALL CONSTRUCTION WORK
TO CONFORM STRICTLY IN ACCORDANCE TO SANS10400 BUILDING REGULATIONS AND MUNICIPAL TOWN PLANNING AND BUILDING CONTROL REQUIREMENTS. THE BUILDING SITE TO BE INSPECTED BY APPOINTED MAIN CONTRACTOR BEFORE ANY WORK IS PUT IN HAND.

DESIGN AREAS APPLICABLE TO DWELLING:
AREA OF ERF NO 28632 = 642M²
AREA OF DWELLING = 112M²
AREA OF COVERED PATIO = 17M²
AREA OF EXISTING GARAGE = 30M²
TOTAL UNDERCOVER AREA = 129M²
TOTAL FOOTPRINT AREA ON SITE = 159M²
COVERAGE ON ERF = 25%

PLANNING SPECIFICATIONS
(1) ALL 100MM DIAMETER UPVC "GREY WATER" PIPES FROM BATHS, SHOWERS AND WASH HAND BASINS TO DISCHARGE INTO STANDARD OPEN GULLY AS PER SANS10400M/A.2 PART P
(2) ALL DRAINAGE INSTALLATION TO DWELLING TO BE CARRIED OUT BY REGISTERED PLUMBER AND MUST COMPLY WITH SANS10400 PART P IN ALL RESPECTS: PLUMBER TO ISSUE OWNER WITH A COMPLIANCE CERTIFICATE WHICH MUST BE AT HAND WHEN FINAL INSPECTION IS CALLED FOR TO ACHIEVE THE OCCUPATION CERTIFICATE.
NOTE: ALLOWANCE HAS BEEN MADE FOR NO OF 3 X 2500L ROOF WATER TANKS POSITIONED ON CONCRETE GROUND SLABS TO ENGINEERS APPROVAL.

ROOFING OVER COVERED LINK
KLIPLOK AZ 308 "COVERSPAND" ROOF SHEETING COLOUR TO MATCH DWELLING LAID TO MANUFACTURERS INSTRUCTION FOR TIMBER WORK ON 76 X 50MM SA PINE PURLINS AT MAX 1,200MM CC ON 150X 50 RAFTERS AT APPROX 1,600M CC FIXED ONTO EXISTING WALL WITH GALVANIZED SKOES AND ONTO 228X 38 MM FRONT BEAM . ALLOW FOR FLASHING AND COVER FLASHING WHERE REQUIRED
AND STANDARD 228X138MM NUTEC FACIAS AND BARGEBOARDS TO MATCH THAT ON THE EXISTING DWELLING. ROOF SHEETING TO BE LAID AT MIN 3° FALL.

CARPORT STRUCTURE
ALLOW FOR CLIPLOK COLOURBOND SHEETING AS SPECIFIED TO COVERED LINK BUT TO BE LAID AT 3° ON 76 X 38MM PURLINS AT MAX 1200MM CC FIXED WITH GALVANIZED STORMCLIPS TO 228X 38MM RAFTERS AT MAX 1,200MM CC FIXED TO 228X 38 89MM BOXED TO 100X100MM REINFORCED CONCRETE POSTS SPACED AT MAX 2000MM CC : ALL TO ENGINEERS DETAILS AND SPECIFICATIONS WITH COMPLIANCE CERTIFICATE AND SANS10400 FORM ATTACHED. POSTS TO BE SET MIN 600MM INTO GROUND AND TO REST ON PRECAST CONCRETE SLABS 600X600X150 AS FOOTINGS SIZE OF CARPORT TO BE MAX 6000 X 3600 WIDE.

NOTE:
EXISTING GARAGE STRUCTURE UPGRADED AND CONVERTED TO PROPOSED NEW BEDROOM NO 3 AND ATTACHED TO DWELLING WITH A COVERED LINK. EXISTING WC CONVERTED TO EN-SUITE BATHROOM WITH SHOWER AND WHB ADDED : NEW BULLY TO LINK INTO EXISTING DRAINAGE SYSTEM AS INDICATED ON THE PLAN.

PLUMBING WORK
TO BE INSTALLED AND TO CONFORM STRICTLY IN ACCORDANCE TO SANS10400 PART P REGULATIONS WHERE INSTALLATION IS CONCERNED : PLUMBER TO SUPPLY LETTER OF COMPLIANCE AFTER TEST APPROVAL HAS BEEN COMPLETED.

ELECTRICAL WORK
ELECTRICIAN APPOINTED TO ALLOW FOR ALL LIGHT FITTING POINTS , PLUG POINTS , DB BOARD AND METER BOX ETC ALL TO BE INSTALLED STRICTLY IN ACCORDANCE TO ELECTRICAL PLAN LAYOUT REQUIREMENTS. WIRE-MANS CERTIFICATE TO BE ISSUED ON COMPLETION TO THE OWNER.
LIGHT FITTINGS WILL BE SELECTED AND SUPPLIED BY THE OWNERS .

PLUMBERS WORK :
APPOINTED PLUMBER TO ALLOW FOR INSTALLATION OF ALL PLUMBING WORKS TO SERVICE SANITARY WARE ELEMENTS TO BE SUPPLIED BY THE OWNERS. EXTERNAL PIPE WORK TO BE NEATLY CONCEALED IN DRAINAGE DUCTS. SHOWER OUTLETS MUST HAVE STAINLESS STEEL SIDE GRID OUTLETS AND HOT CENTRAL PLACED IN CUBICLE . WALK IN SHOWER UNITS GLAZED WITH SAFETY GLASS PANELS TO SANS10400 REQUIREMENTS BY SPECIALIST SUB-CONTRACTOR CONSULT WITH ARCHITECT AND OWNERS.

CUPBOARD FIXTURE AND FITTINGS
OWNER TO SELECT APPROVED CUPBOARD MANUFACTURER FOR KITCHEN AND BEDROOM CUPBOARDS UNITS WHERE ALL DIMENSIONS MUST BE CONFIRMED ON SITE BEFORE ANY CARPENTRY WORK IS PUT IN HAND.

ALUMINIUM WINDOW UNIT TYPES
W1 = FTT1218 = FT218 = 1200 X 180 : LOUNGE
W2 = FT 618 = 600 X 1800 : DINING ROOM
W3 = FT188 = 1500X1800 : KITCHEN
W4= FT812 = 800 X 1200 : LAUNDRY /SCULLERY
W5 = FT812 =800X 1360 : BATHROOM 1
W6 : FT1512 = 1500 X 1200 : BEDROOM 1
WTAFT612 = 6000 1200 : BATHROOM 2
W8 : FT612= 600 X 1200 : BATHROOM 2
W9: FT1218 =1800X 1800 BEDROOM 2
D1 = MAIN ENTRANCE DOOR PLYWOOD MADE UNIT.
NOTE : ALL UNITS TO BE POWDER COATED ALUMINIUM CHARCOAL (WIT) ANTHRACITE
STANDARD STABLE DOOR WITH GLASS TOP LIGHT
SIMILAR PROFORMA BY OWNERS.

COPYRIGHT NOTICE
Copyright ©2021 | Studio 123
COPYRIGHT SUBSISTS IN THIS DRAWING. THE PERSON OR ENTITY (WHETHER ANYONE IN THE TITLE BLOCK OR THIS DRAWING IS GRANTED A NON-EXCLUSIVE LICENCE TO USE, ONLY AT AND PRINT THIS DRAWING TO THE EXTENT:
TO CARRY OUT AND COMPLETE THE PROJECT DESCRIBED BY THE TITLE BLOCK OF THE DRAWING.
THIS LICENCE IN RESPECT OF THE COPYRIGHT IS LIMITED AS AFORESAID AND THE PERSON OR ENTITY REFERRED TO ABOVE IN WILL NOT BE ENTITLED TO GRANT SUB-LICENCE IN RESPECT OF THE COPYRIGHT IN THIS DRAWING TO ANY OTHER ENTITY
THIS LICENCE CONFERS NO OWNERSHIP RIGHTS IN THE COPYRIGHT VESTED IN THE DRAWING AND THIS DRAWING AND THE COPYRIGHT SUBSISTING THEREIN WILL AT ALL TIMES REMAIN THE PROPERTY OF THE AUTHOR.
ANY UNAUTHORISED REPRODUCTION PUBLICATION, TRANSMISSION ADAPTATION OR INCLUSION OF THIS DRAWING IN ANY CINEMATOGRAPH FILM OR TELEVISION BROADCAST IS AN ACT OF COPYRIGHT INFRINGEMENT WHICH WILL RENDER THE DOER OF THE ACT LIABLE FOR CIVIL LAW COPYRIGHT INFRINGEMENT AND MAY IN CERTAIN CIRCUMSTANCES RENDER THE DOER LIABLE TO CRIMINAL PROSECUTION
ANYONE HAVING ANY ENQUIRIES CONCERNING THE DRAWING AND THE RIGHTS SUBSISTING THEREIN SHOULD BE ADDRESSED TO THE COPYRIGHT OWNER

MEYER & ASSOCIATES

job description :
HOUSE FOR MR A.S. DE KOCK ON ERF NO 28632 BELVEDERE ROAD DORMELSDRIFT, GEORGE

sheet	scale - datum	date	person	drawn
	1:100	27/09/2021	PJG	

job description :
CONVERSION OF EXISTING GARAGE TO ADDITIONAL BEDROOM EN-SUITE, NEW GARDEN LOO AND CARPORT.

drawing nr. 2021/11/550/AD/2/3 drawing no
revisions
1 2 3

DIMENSIONS, DESCRIPTIONS AND QUANTITIES ON THIS DRAWING TO BE VERIFIED ON SITE BEFORE ORDERING MATERIAL OR COMMENCING WITH WORK.