

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

Collaborator No.: 2600908
Reference / Verwysing: Erf 9754, George
Date / Datum: 15 September 2023
Enquiries / Navrae: Primrose Nako

Email: marlize@mdbplanning.co.za

MARLIZE DE BRUYN
P O BOX 2359
GEORGE
6530

APPLICATION FOR DEPARTURE: ERF 9754, GEORGE

Your application in the above regard refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority, 4.16.18.1 of 30 June 2022 decided that the application for Departure in terms of Section 15(2)(b) of the Land Use Planning Bylaw for George Municipality, 2023 for the relaxation of the southern side boundary building line from 2m to 0.29m to accommodate a studio above the existing garage on Erf 9754, George;

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

REASONS:

- (i). The proposed development of a studio will not have a negative impact on the amenities of the affected neighbouring properties in terms of privacy, overshadowing and/or views and the structure and use is unlikely to cause a nuisance to surrounding property owners.
- (ii). The proposed development will not have a significant impact on the character of the area, as the studio is permitted under properties zoned Single Residential Zone I.
- (iii). The studio will not have negative impact on the streetscape, traffic and pedestrian movement.
- (iv). It is noted that there are no similar departures approved on properties in the area. Ideally, the structure should be located in the building line, but given the position and configuration of the existing house and the constraints of the property, it is accepted that the proposed position is the most logical under the circumstances.

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

CONDITIONS OF THE DIRECTORATE: HUMAN SETTLEMENTS, PLANNING AND DEVELOPMENT

1. That in terms of provision of the Land Use Planning By-law for the George Municipality 2023, the approval shall lapse if not implemented within a period of FIVE (5) years from the date the approval comes into effect.

2. This approval shall be taken to cover only the Departure as applied for and as indicated on the site layout and building plan, drawing number **479/G22** drawn by **DJVR** dated **March 2023** and drawing number **P2230** drawn by **Janco Conradie** respectively 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 provision.
3. The above approval will be considered as implemented on the commencement of works in accordance with the approved building plans for the abovementioned structure.

Note:

- (a) *A building plan for the proposed structures be submitted for approval in accordance with the National Building Regulations (NBR).*
- (b) *The proposed studio should comply with SANS 1044: T (Fire protection).*

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 06 OCTOBER 2023** 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

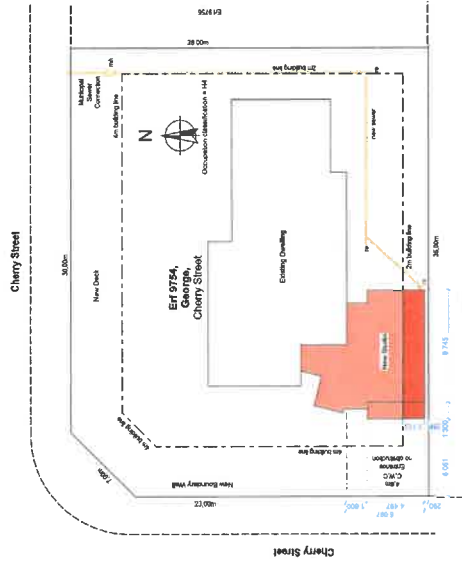
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MUNICIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60, of the George Municipality Land Use Planning By-Law(2023) subject to the conditions contained in the cover letter.

14/09/2023

DATE 14/09/2023 SENIOR MANAGER: TOWNPLANNING
D. DATUM SENIOR BESTUURER: STADS BEPLANNING



Site 1:200 Layout 1:0.43

DISCLAIMER: This drawing is prepared for the client's use only. It is not to be used for any other purpose without the written consent of the drafter. The drafter is not responsible for any errors or omissions in this drawing. The client is responsible for the accuracy of the information provided to the drafter. The drafter is not responsible for any legal or financial consequences arising from the use of this drawing. The drafter is not responsible for any damage to property or persons arising from the use of this drawing. The drafter is not responsible for any loss of income or profit arising from the use of this drawing. The drafter is not responsible for any other consequences arising from the use of this drawing.



D PAJAN BUILD INSPIRE
Geography
3000P - 10003
BUMPY FABRICATIONS



Area	135.53 m ²
Total Building	135.53 m ²
Lot Area (1000sqm)	135.53 m ²
Lot Area (1000sqm)	135.53 m ²

PROPOSED ADDITIONS & ALTERATIONS ON EXISTING BUILDING FOR SENIOR BESTUURER'S OFFICE
LIMITED

Revision History	
Revised By	
Revised Date	
Revised Reason	
Revised By	
Revised Date	
Revised Reason	

Project ID	As Shown
Project No.	62296
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