

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

**Collaborator No.:** 3337306  
**Reference / Verwysing:** Erf 13730, George  
**Date / Datum:** 30 May 2025  
**Enquiries / Navrae:** Primrose Nako

**Email:** [longhouse.ds@gmail.com](mailto:longhouse.ds@gmail.com)

LONGHOUSE DESIGN STUDIO (C Opperman)  
27 Parakiet Street  
EDEN  
**GEORGE**  
6529

**APPLICATION FOR PERMANENT DEPARTURE: ERF 13730, GEORGE**

Your application in the above regard refers.

The Deputy Director: Town Planning (Authorised Official) has, under delegated authority, 4.17.1.17 of 30 June 2022 decided that the application for Permanent Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality 2023 for the following on Erf 13730 George:

1. Relaxation of the street boundary building line from 5m to 1m to accommodate the proposed garage.
2. Relaxation of the street boundary building line from 5m to 4.5m to accommodate the proposed second dwelling unit.
3. Relaxation of the side boundary building line from 3m to 2.2m to accommodate the proposed staircase and landing.
4. Relaxation of the limitation of one carriageway crossing per site per proclaimed street, to permit an additional carriageway crossing.
5. Relaxation of the height of a second dwelling limited to 6.5m to allow the second dwelling to be constructed to a height of 7m as indicated on the site plan.

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

**REASONS:**

- (i) The proposed departures will not have an adverse impact on the surrounding residential character, the natural environment, streetscape or pedestrian and traffic movement.
- (ii) There will be no negative impact on the adjacent property owners' rights or amenity in terms of views, privacy or overshadowing.
- (iii) Surrounding property owners had no objection to the proposed development, alluding that the proposal is not objectionable.
- (iv) The proposed additions form part of residential development and can be accommodated within the property boundaries.

Subject to the following conditions imposed in terms of Section 66 of the 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 five (5) years from the date of when it comes into operation, or if the conditions of approval are not complied with.
2. This approval shall be taken to cover only the Departures as applied for and as indicated on the site plan, Sheet A1-01 Revision 3 dated 21 May 2025, drawn by Longhouse Design Studio 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. Appropriate landscaping should be implemented for screening to mitigate the possible aesthetic impact on the streetscape.
4. The above approval will be considered as implemented on the commencement of building work in accordance with the approved building plans.

**Notes:**

- I. *A building plan must be submitted for approval in accordance with the National Building Regulations.*
- II. *Stormwater must be dispersed responsibly, and the stormwater management and erosion measures must be addressed on the building plans.*
- III. *The developer must adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.*
- IV. *The second dwelling must be constructed in a style that is similar to the architecture of the main dwelling house. This will be assessed upon evaluation of the building plans.*
- V. *Development charges related to the second dwelling will be levied during the building plan approval process.*
- VI. *The developer must take cognisance of the existing sewer main located within the property. In terms of Clause 87 of the Water and Sanitation By-law, no structure may be erected over a municipal service, such as a sewer main. The municipal service must remain accessible at all times, and access must be provided to the municipality or its appointed agents.*
- VII. *Additional building plan application fees, calculated in terms of the approved tariffs, will be applicable should structures already be commenced with or completed without the approval of the Local Authority.*
- VIII. *Building plans must comply with SANS 10400, and any other applicable legislation.*
- IX. *The property may only be used 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 June 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.

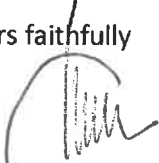
An appeal that is not lodged within the applicable period mentioned above or that does not comply with Section 79 of the Land Use Planning By-Law for George Municipality, 2023, will be deemed invalid in terms of Section 80 of said By-Law.

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



**C PETERSEN**

**SENIOR MANAGER: TOWN PLANNING**

C:\scan\Erf 13730, George(Permanent Departure Approval)C Opperman.docx



