

Collaborator No.: 3448873
Reference / Verwysing: Erf 16418, George
Date / Datum: 18 July 2025
Enquiries / Navrae: Primrose Nako

Email: planning@mdbplanning.co.za

Marlize de Bruyn Planning
PO BOX 2359
GEORGE
6530

APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION): ERF 16418, GEORGE

Your application in the above regard refers.

The Senior Manager: Town Planning (Authorised Official) has, under delegated authority, 4.17.3.13 of 24 April 2025 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 relaxation of the following building lines on Erf 16418, George:

- a) Western side boundary building line from 3m to 1,5m for the proposed second dwelling;
- b) Southern street boundary building line from 5m to 2,5m for the proposed carport;

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

REASONS:

1. The departures will not have an adverse impact on the character of the area or the streetscape.
2. The proposed development will not have a significant negative impact on the rights and amenity of the neighbouring properties in terms of privacy, overshadowing and/or views.
3. All adjoining property owners were notified, and no objections were received.
4. The applicable structures are normal additions to a dwelling house and can be accommodated within the boundaries of the property.

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

CONDITIONS FOR THE DIRECTORATE: PLANNING AND DEVELOPMENT

1. That in terms of the provisions of the Land Use Planning By-law for George Municipality, 2023, the above-mentioned approval shall lapse if not implemented within a period of five (5) years from the date when the approval comes into operation or if the conditions are not complied with.
2. This approval shall be taken to cover only the departures as applied for and as indicated on Site Plan No's. 2024/51215/16418/101 M and 2024/51215/16418/102 M dated 23 June 2025, drawn by ARCHPLAN and Associates Architects 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. This approval will be deemed implemented on the commencement of building works in accordance with the approved building plans.

Town Planning Notes:

- *Owner is requested to introduce vegetation along the street edge, parallel with the proposed carport, to serve as visual screening.*
- *Development charges in respect of the second dwelling will be levied by the Engineering Departments upon submission of building plans.*
- *The wendy house must be at least 1m from the common boundaries.*
- *Building plan to be submitted in terms of Section 4 of the National Building Regulations and Building Standards Act, 103 of 1977, for the development.*
- *Building plans to comply with SANS 10400, and any other applicable legislation.*
- *No construction may commence until such time as a building plan has been approved.*
- *The property may only be use for the intended purpose once a Certificate of Occupation has been issued.*
- *Additional building plan application fees, calculated in terms of the approved tariffs, will be applicable for structures already commenced with or completed without the approval of the Local Authority.*
- *Stormwater must be dispersed responsibly, and the storm water management and erosion measures must be addressed on the building plans.*
- *There should be a waste management plan to ensure that building rubble or any waste is dumped at the George Landfill site.*

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 08 August 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 16418, George (Permanent Departure Approval)M De Bruyn.docx

Approved in terms of Section 60 of the George
Municipality: Land Use Planning By-Law (2023) subject
all those contained in the covering letter.

DATE 10/11/2003
 SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STATISBEPLANNING

DATE 10/11/11 BY 10/11/11

ORDER: STAT

IEPLANNING

1000

SCALE 1:1000

ROOF PLAN
SCALE 1/100

Main House:
Garage - 42.57m²
Ground Floor - 105.23m²
First Floor - 133.84m²
Flatlet: 58.08m²
Store: 4.11m²

ANY CINEMA TOGRAPH 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. REQUEST AND ENDORSEES CONCERNING THIS DRAWING AND THE RIGHTS SUBSTITUTING HEREIN SHOULD BE ADDRESSED TO THE

