

**Collaborator No.:** 3679154  
**Reference / Verwysing:** Erf 23360, George  
**Date / Datum:** 06 February 2026  
**Enquiries / Navrae:** Primrose Nako

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LONGHOUSE DESIGN STUDIO  
2 Seventh Avenue  
Denneoord  
GEORGE  
6529

### **APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION): ERF 23360, GEORGE**

Your application in the above regard refers.

The Deputy Director: Development and Environmental Management (Authorised Official) has, under delegated authority, 4.17.1.17 of 24 April 2025 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 23360, George:

- Eastern side boundary building line from 5m to 4.6m to allow for the proposed carport;
- Southern side boundary building line from 2m to 1.02m to allow for the proposed guest bedroom (second dwelling unit);

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

**REASONS:**

- The proposed departures will not have any significant adverse impact on the surrounding residential character, the natural environment or the streetscape.
- The proposed departures will not have a negative impact on surrounding development, public facilities or traffic circulation in the surrounding area.
- The proposed additions will have a lower impact on neighbours than had additions been erected in accordance with the development restrictions applicable to the property and thus, no significant adverse impacts on adjoining neighbour's rights and amenity is expected.
- The Home Owners Association is in support of these additions.

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

**CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT**

- 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 the approval comes into operation.

2. This approval shall be taken to cover only the departures as applied for and as indicated on the site plan no. A1-01 Revision 001 dated 16 January 2026, drawn by Longhouse Design Studio 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 approval will be regarded as implemented on the commencement of building works in accordance with an approved building plan for the abovementioned structures.

**Notes:**

- a) *It is noted that the referred to guest bedroom contains a prep bowl and is therefore self-catering, which constitutes a second dwelling unit. It must be indicated as such on the building plan, or alternatively, the prep bowl must be removed.*
- b) *Applicant to show all existing structures on the site when submitting building plans for approval.*
- c) *All structures must comply with the development parameters and definitions as stipulated in the George Integrated Zoning Scheme By-law, 2023.*
- d) *Stormwater must be dispersed responsibly, and the stormwater management and erosion control measures must be addressed on the building plans.*
- e) *Building plans must be submitted for approval in accordance with the National Building Regulations.*
- f) *Building plans to comply with SANS 10400 and any other applicable legislation.*
- g) *No construction may be commenced with until such time as a building plan has been approved.*
- h) *The property may only be used for the intended purpose once a Certificate of Occupation has been issued.*
- i) *Further comments will be provided on submission of building plans.*
- j) *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.*
- k) *The developer is to 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.*

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: Planning and Development, P O Box 19, George, 6530 or Directorate: Planning and Development, 46 Market Street (Old York Hostel Building), George on or before 27 FEBRUARY 2026, 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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Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

6/2/2026

SENIOR MANAGER: OWN PLANNING  
SENIOR BESTUURDER: STATSBEPANNING

DATE  
DATUM  
DATE

This architectural floor plan illustrates a house layout with the following dimensions and features:

- Overall Dimensions:** 27'0" wide by 49'0" deep.
- Rooms and Areas:**
  - Living Room: 12'0" x 14'0" (160 sq ft)
  - Dining Room: 10'0" x 12'0" (120 sq ft)
  - Kitchen: 10'0" x 12'0" (120 sq ft)
  - Pantry: 5'0" x 6'0" (30 sq ft)
  - Breakfast Room: 8'0" x 10'0" (80 sq ft)
  - Utility Room: 5'0" x 6'0" (30 sq ft)
  - Storage: 5'0" x 6'0" (30 sq ft)
  - Bedroom 1: 11'0" x 12'0" (132 sq ft)
  - Bedroom 2: 11'0" x 12'0" (132 sq ft)
  - Bath: 6'0" x 8'0" (48 sq ft)
  - Front Porch: 10'0" x 12'0" (120 sq ft)
  - Back Porch: 10'0" x 12'0" (120 sq ft)
  - Carport: 10'0" x 20'0" (200 sq ft)
- Exterior Features:** Front Porch, Back Porch, Carport.
- Interior Features:** Stairs, Fireplaces, and various windows and doors.
- Notes:** A note at the bottom left states: "Budget is calculated using COST PER SQ.FT. of \$120.00". A red box highlights the "CONVERTER STEPS" area.

Notes:  
- Approval is only for denatured

- Approval is only for departures
- All other structures and uses to comply with the Zoning Scheme

- Guest bedroom is self-catering and therefore is a second dwelling (to be indicated as such) or alternatively may not be self-catering.

**LOWER GROUND FLOOR**

SECTION A

SECTION B  
B 1:100

SECTION C  
1:100

Architectural floor plan showing the layout of a house and its surrounding property. The plan includes various rooms such as a Living Room, Dining Room, Kitchen, and multiple bedrooms (BEDROOM 1, BEDROOM 2, BEDROOM 3). A garage is located on the right side. A red box highlights the rear section of the property, labeled 'NEW COVERED PORCH' and 'NEW COVERED CARPORT'. Construction notes on the left side mention 'NEW ROOF OVER NEW ADDITION BELOW' and 'NEW ROOF OVER NEW ADDITION BELOW'.

dwelling  
or  
eff-catering.

The diagram illustrates the experimental setup for studying plasma properties in the presence of a magnetic field. It features a central plasma chamber with a rectangular cross-section. A magnetic field is applied through a series of solenoids and pole pieces, creating a complex field configuration with a central reconnection region. Diagnostic ports are located on the top, bottom, and side walls of the chamber. Various parameters are indicated: a central magnetic field of  $B_0 = 1.5$  T, a plasma current of  $I_p = 100$  A, and a magnetic field of  $B_{ext} = 0.1$  T. The plasma density is  $n_e = 10^{13}$  cm $^{-3}$ , and the electron temperature is  $T_e = 10$  eV. The magnetic field is shown with arrows indicating direction and strength, and the plasma is represented by a yellow-green shaded region.

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