

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

Email: longhouse.ds@gmail.com

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:

- a) Eastern side boundary building line from 5m to 4.6m to allow for the proposed carport;
- b) 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:

- (i). The proposed departures will not have any significant adverse impact on the surrounding residential character, the natural environment or the streetscape.
- (ii). The proposed departures will not have a negative impact on surrounding development, public facilities or traffic circulation in the surrounding area.
- (iii). 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.
- (iv). 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

- 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 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

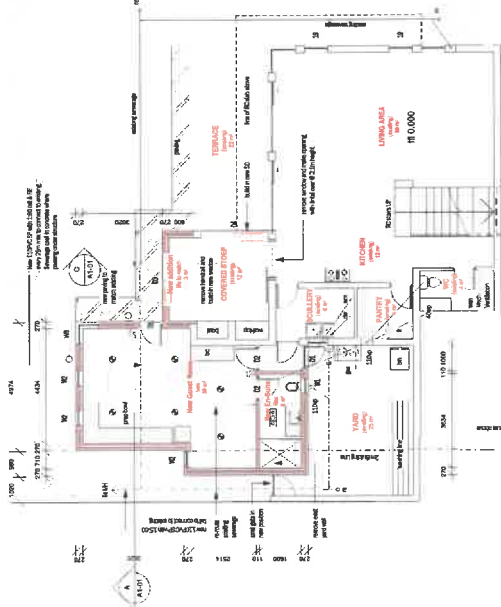
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MUNICIPALITY OF GEORGE MUNICIPALITY

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

6/2/2026
DATE

SENIOR MANAGER: TOWN PLANNING
SENIOR BEST URBAN: STATISTICS PLANNING

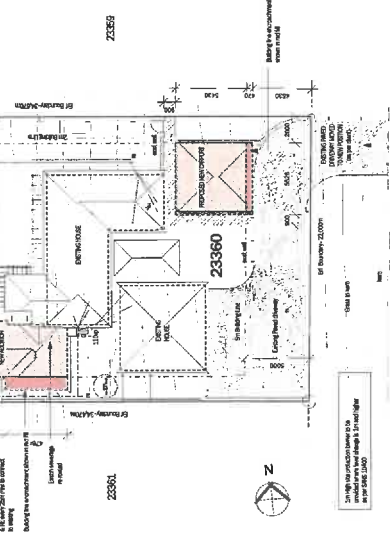


2 LOWER GROUND FLOOR 1:100

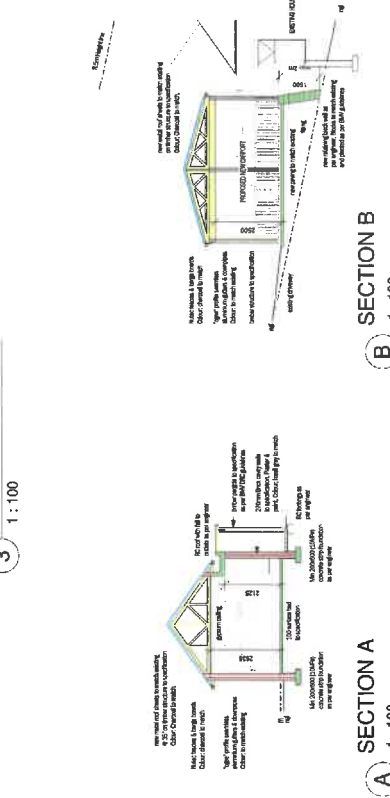
Notes:
- Approval is only for departures.
- All other structures and uses to comply with the Zoning Scheme.
- Guest bedroom is self-catering and therefore is a second dwelling (to be indicated as such) or alternatively may not be self-catering.



3 GROUND FLOOR 1:100

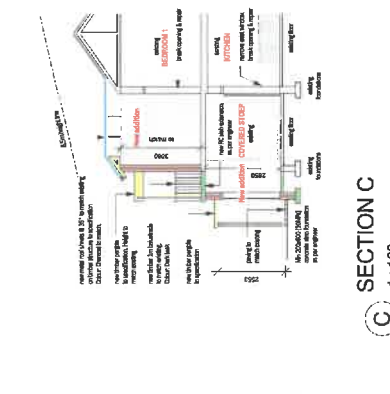


1 SITE PLAN 1:100



A SECTION A 1:100

B SECTION B 1:100



C SECTION C 1:100

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	Excavation	100	m³	150	15000
2	Foundation	100	m³	200	20000
3	Concrete	100	m³	180	18000
4	Brickwork	100	m³	120	12000
5	Roofing	100	m²	100	10000
6	Painting	100	m²	80	8000
7	Electrical	100	m	100	10000
8	Plumbing	100	m	100	10000
9	Sanitary	100	m	100	10000
10	Landscaping	100	m²	100	10000
11	Other	100	m	100	10000
12	Subtotal				120000
13	Grand Total				120000

NOTES:
1. The above is a summary of the work to be done.
2. The actual work to be done will be determined by the engineer.
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BLUE PRINTS BY: GEORGE MUNICIPALITY
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