



PROPOSED PERMANENT DEAPRTURE FOR DYLAN  
GEORGE HARRISS (ID 7305245040080): ERF 367, 34  
BERG STREET, GEORGE MUNICIPALITY AND DIVISION

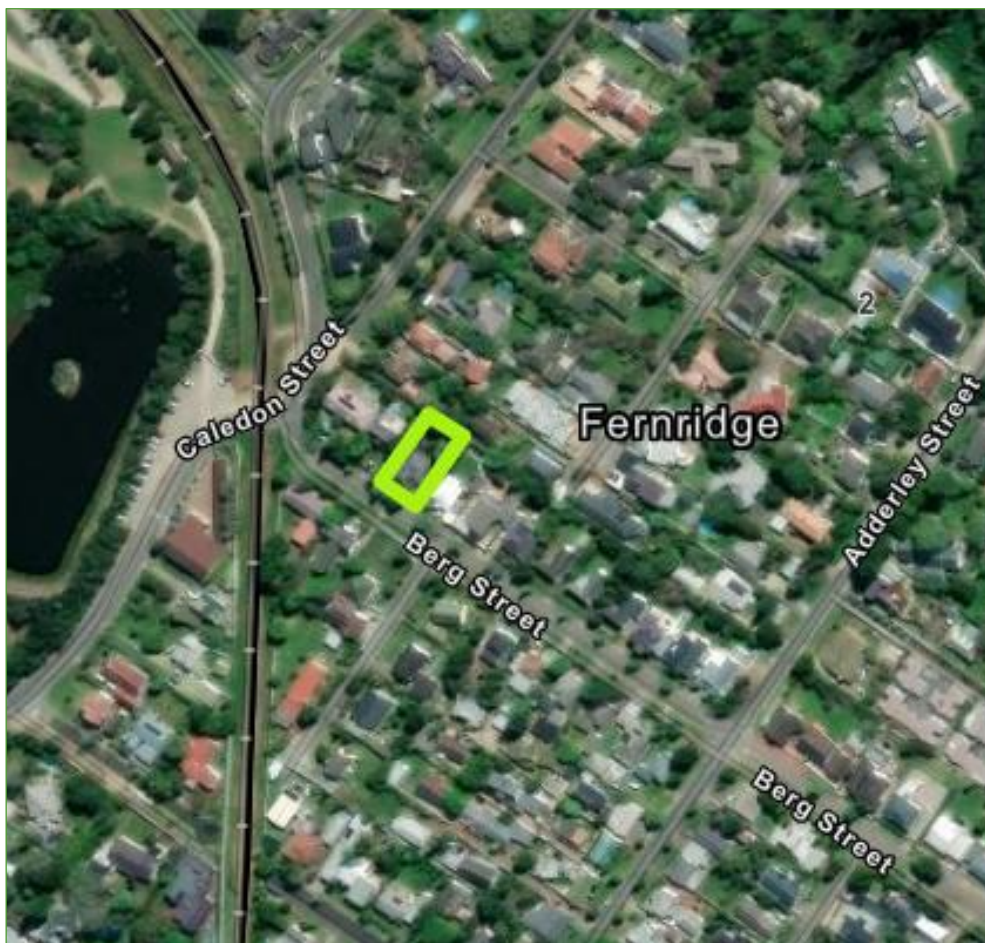


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# PROPOSED PERMANENT DEPARTURE FOR DYLAN GEORGE HARRISS (ID 7305245040080): ERF 367, 34 BERG STREET, GEORGE MUNICIPALITY AND DIVISION

<b>Property Description: Erf 367, George</b>	
<b>Physical Address:</b>	34 Berg Street, Fernridge
<b>Owner:</b>	Dylan George Harriss (ID 7305245040080)
<b>Title Deed No:</b>	T76162/2025
<b>Bond Holder:</b>	Not Applicable
<b>Size of the property:</b>	714m <sup>2</sup>

## 1. APPLICATION

Application is made for permanent departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for the George Municipality, 2023 on Erf 367, George for the following:

PERMANENT DEPARTURE	FROM	TO	PURPOSE
Eastern Side Boundary Building Line	2m	1.3m	For two existing bathrooms and two non-interleading rooms.
Northern rear Boundary Building Line	2m	0.3m & 1.7m	For an existing Pool Pump.

## 2. Locality:

Erf 367 is situated at 34 Berg Street in Fernridge, within the Division and Municipality of George. The property is located within an established residential area and is characterised by predominantly residential land uses in the surrounding vicinity. Berg Street provides direct access to the subject property and connects to the local road network serving the Fernridge area.

The locality of the subject property is indicated on the locality plan attached hereto.

## 3. Proposed development:

### Character of the Property

Erf 367, George is a single residential property measuring 714m<sup>2</sup> in extent and is developed with a single-storey dwelling house, garage, outside bathroom and two non-interleading rooms.

The property is relatively level and fully serviced, with established boundary treatments and landscaping typical of residential erven in Fernridge. The built structures are modest in scale and remain subservient to the overall residential character of the area. The development footprint does not dominate the site, and sufficient private open space remains available.

The proposed works consist of:

- The regularisation of existing encroachments (non-interleading rooms and bathroom) along the eastern boundary;
- The regularisation of existing encroachments (outside toilet and pool pump) along the northern boundary;

The proposal does not introduce a new land use, nor does it intensify the residential use of the property. The scale, height and architectural form remain consistent with a single residential dwelling. The improvements are considered minor in nature and aimed at improving functionality and compliance rather than altering the essential character of the property.

Overall, the property retains a low-density residential character, and the proposed building line relaxation will not materially change the visual or functional nature of the site. Figure 1 illustrates the existing encroachment while Figure 2 below was taken during a site visit on 10 April 2026 and illustrates the existing pool pump and outside toilet area. Figure 3 in turn illustrates the two non-interleading rooms and bathroom.

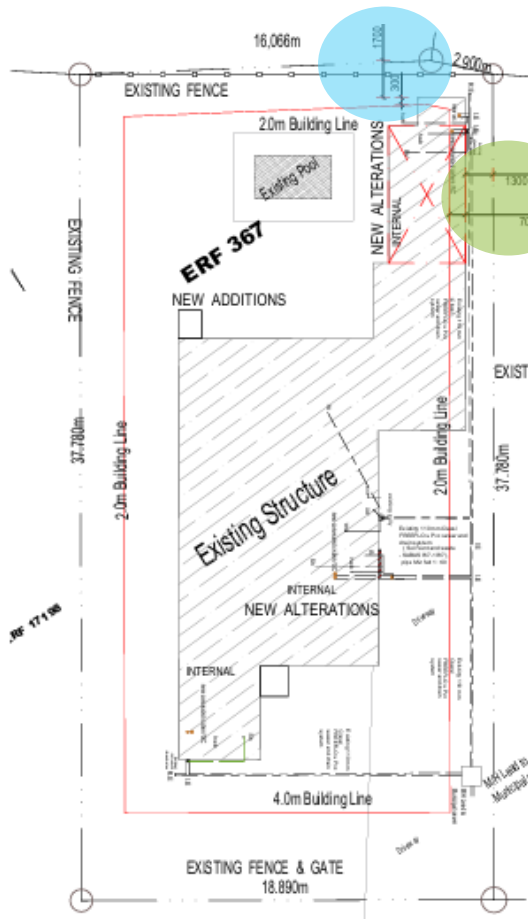


Figure 2: Existing pool pump and outside toilet area



Figure 1: Existing Encroachments: Pool Pump and two non-interleading rooms

Figure 3: Two non-interleading rooms and bathroom

### Character of the Surrounding Area

The subject property is located within the established residential suburb of Fernridge in George, characterised by low-density single residential development.

The surrounding area predominantly comprises single-storey and occasional double-storey dwelling houses, with associated outbuildings such as garages, carports, and ancillary structures. Architectural styles vary, reflecting incremental additions and alterations over time, which is typical of mature suburban neighbourhoods.

Properties in the immediate vicinity are generally similar in scale and use, with well-defined boundaries, landscaped gardens, and adequate on-site parking. While building lines are generally

adhered to, minor encroachments and building line relaxations are not uncommon within the area, particularly in relation to ancillary structures such as outbuildings, garages, and service areas.

The streetscape along Berg Street maintains a consistent residential character, with no significant commercial or non-residential intrusions. The area is fully serviced and benefits from an established road network, contributing to a stable and functional residential environment.

The existing structures on Erf 367 — including the outside bathroom, non-interleading rooms, and pool pump — are typical of ancillary residential improvements and are consistent with the form and function of development found in the surrounding area. The scale and positioning of these structures remain subordinate to the primary dwelling and do not detract from the overall character of the neighbourhood.

Accordingly, the proposed building line relaxations are considered to be in keeping with the established development pattern of the area and will not materially alter the existing streetscape or residential character.

#### 4. Ownership/Title Deed

The property is registered in the name of **Dylan George Harriss** (ID 7305245040080). The Title Deed (**T76162/2025**) is included as part of this application. In terms of the Title Deed and the approved Surveyor-General Diagram, the property measures **714 m<sup>2</sup>** in extent.

#### 5. Natural Environment

As the structures are existing no negative impact on the environment is expected, no trees or vegetation will be removed.



*Figure 4: Existing encroaching structure*

#### 6. Heritage

The existing structures are not of heritage significance.

#### 7. Traffic and Pedestrian Movement:

The proposed development will not materially impact traffic movement or pedestrian circulation along Berg Street.

The property currently makes use of an existing vehicular access point from Berg Street, which will remain unchanged. The existing washrooms are situated on the rear side eastern boundary of the property. Vehicle sight distances will therefore not be affected, and the scale of the proposal will not generate additional traffic beyond normal residential patterns.

The proposal does not interfere with pedestrian sidewalks, road reserves, public transport routes, or municipal infrastructure. The architectural character of the streetscape will remain residential in nature and will not be negatively affected by the existing structures.

Accordingly, the proposed building line relaxation is not expected to result in any adverse traffic or pedestrian impacts.

## 8. Impact on Neighbouring properties

The proposed development is minor in scale and consistent with residential improvements typically associated with single dwelling houses.

The encroachments subject to this application relate two non-interleading rooms (that do not include a kitchen) and outside toilet area along the eastern boundary, as well as a pool pump along the northern rear boundary. These structures are low in height and do not exceed the permissible height restrictions applicable to the zone.

Given the scale and positioning of the structures, the proposal will not result in significant overshadowing of adjoining properties. The development does not introduce additional bulk or massing that would materially affect neighbouring properties' access to sunlight, views, or privacy. The pool pump is existing, and complaints from neighbours regarding noise has not been received to date.

The land use remains unchanged, and no additional dwelling units or intensified activities are proposed. As such, the proposal will not generate noise, nuisance, or disturbance beyond what is reasonably expected within a residential environment.

The proposal is therefore not expected to negatively impact neighbouring properties or the broader residential amenity.

## 9. Public Participation

Neighbouring properties were notified per email; the application was further advertised on the Municipal Website and Facebook page. A site notice was placed facing Berg Street for 30 days and the relevant Ward Councillor was notified.

## 10. Need and Desirability

The need for the proposed permanent departure arises from the regularisation of existing structures that encroach over the prescribed building lines on the subject property.

The encroachments relate to two non-interleading rooms and an outside bathroom along the eastern boundary, as well as a pool pump located along the northern rear boundary. These structures are already constructed and form part of the functional use of the property. The application therefore seeks to formalise these existing improvements in a lawful and transparent manner in terms of the applicable planning legislation.

Due to the spatial configuration of the property and the positioning of the existing dwelling, strict compliance with the prescribed building lines is not practically achievable without the removal or significant alteration of these structures. The proposed departures are minor in extent and are required to accommodate the current layout and functional use of the property.

From a desirability perspective:

- The land use remains single residential and is fully consistent with the zoning of the property and the surrounding area.
- The scale and nature of the encroachments are modest and typical of ancillary residential structures commonly found in established neighbourhoods.
- The proposal does not introduce additional dwelling units or intensify the use of the property.
- No adverse impacts on the natural environment, traffic, neighbouring properties, or the character of the area have been identified.
- The proposal promotes administrative and legal compliance by rectifying existing non-conforming structures.
- The departures are considered reasonable and context-sensitive, taking into account the established development pattern of the area, where similar minor relaxations have occurred.
- The proposal will not undermine the intent of the building line restrictions, which is to ensure adequate spacing, amenity, and a consistent streetscape.

In light of the above, the application is considered both necessary and desirable, as it enables the continued reasonable use of the property while maintaining the integrity of the surrounding residential environment.

## 11. Legislative Framework:

### George Municipal Spatial Development Framework, 2023 (MSDF)

The GMSDF does not specifically refer to the subject property. No reference is made to the relaxation of building lines or other departures. No specific reference is made to further densification of the area. This land use application is therefore not considered to be in conflict with the MSDF.

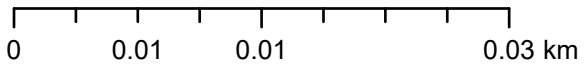
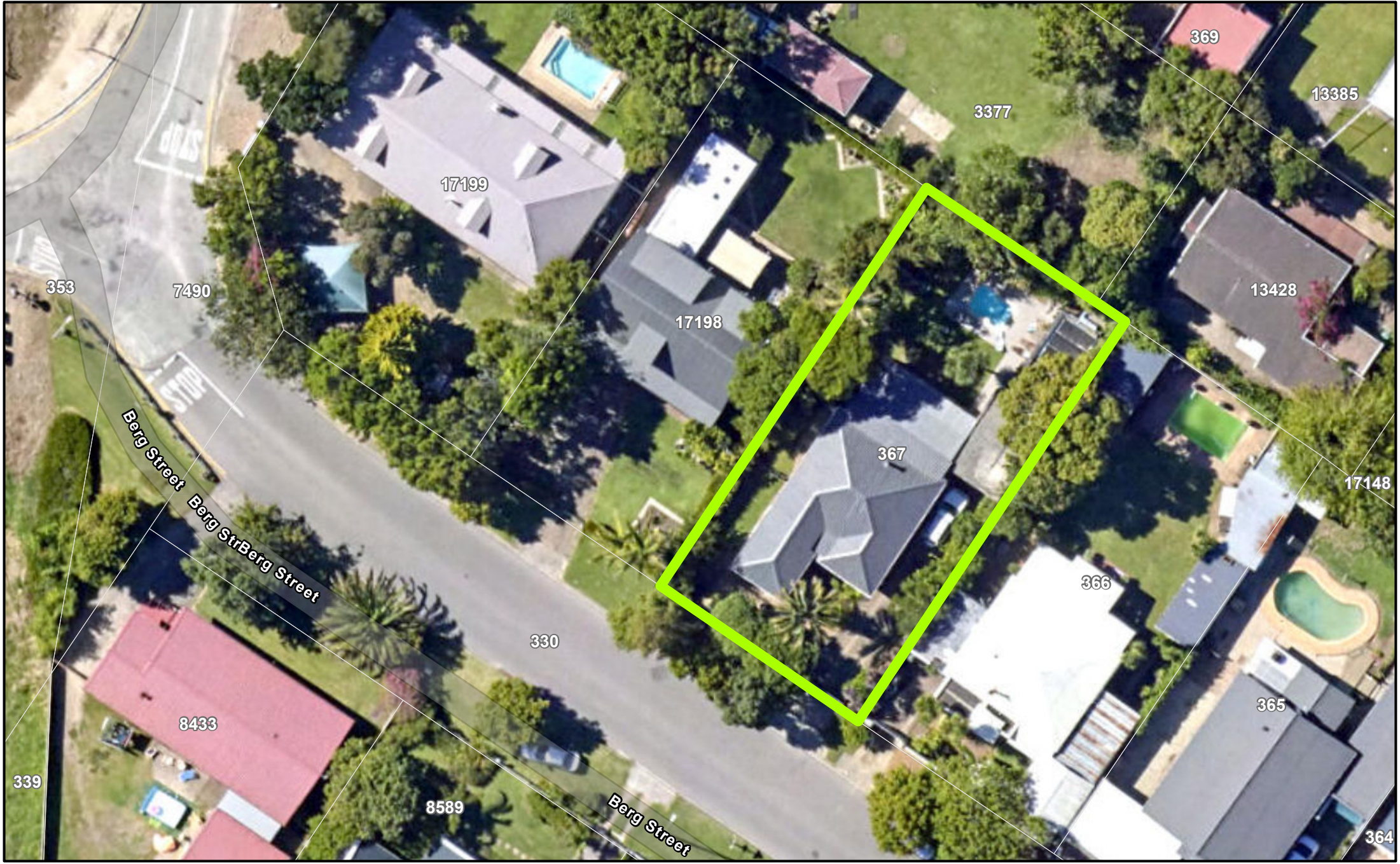
## 12. CONCLUSION

As mentioned in this motivational report we believe that the abovementioned principles, considerations and guidelines for this land use application for Erf 367, George satisfies the applicable legislation. As a result, it is trusted that this application can be finalised successfully.



**Amelia Lombard Pr. Pln.**

**20 April 2026**



Date: 4/13/2026 12:29 PM

Scale: 1:458



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Persons relying on this information do so entirely at their own risk.  
George Municipality will not be liable for any claims whatsoever, whether for damages or otherwise,  
which may arise as a result of inaccuracies in the information supplied.

ERF 337

ERF 15

16,066m

1700

2,900m

EXISTING FENCE

2.0m Building Line

Existing Pool

NEW ALTERATIONS

INTERNAL

1300

700

ERF 367

NEW ADDITIONS

EXISTING FENCE

37,780m

2.0m Building Line

EXISTING FENCE

37,780m

ERF 37

Existing Structure

2.0m Building Line

INTERNAL NEW ALTERATIONS

Driveway

RF 17198

INTERNAL

Existing 110 mm Class/ FREEFLO u Pvc sewer and drain system

MH Lead to Municipal sewer

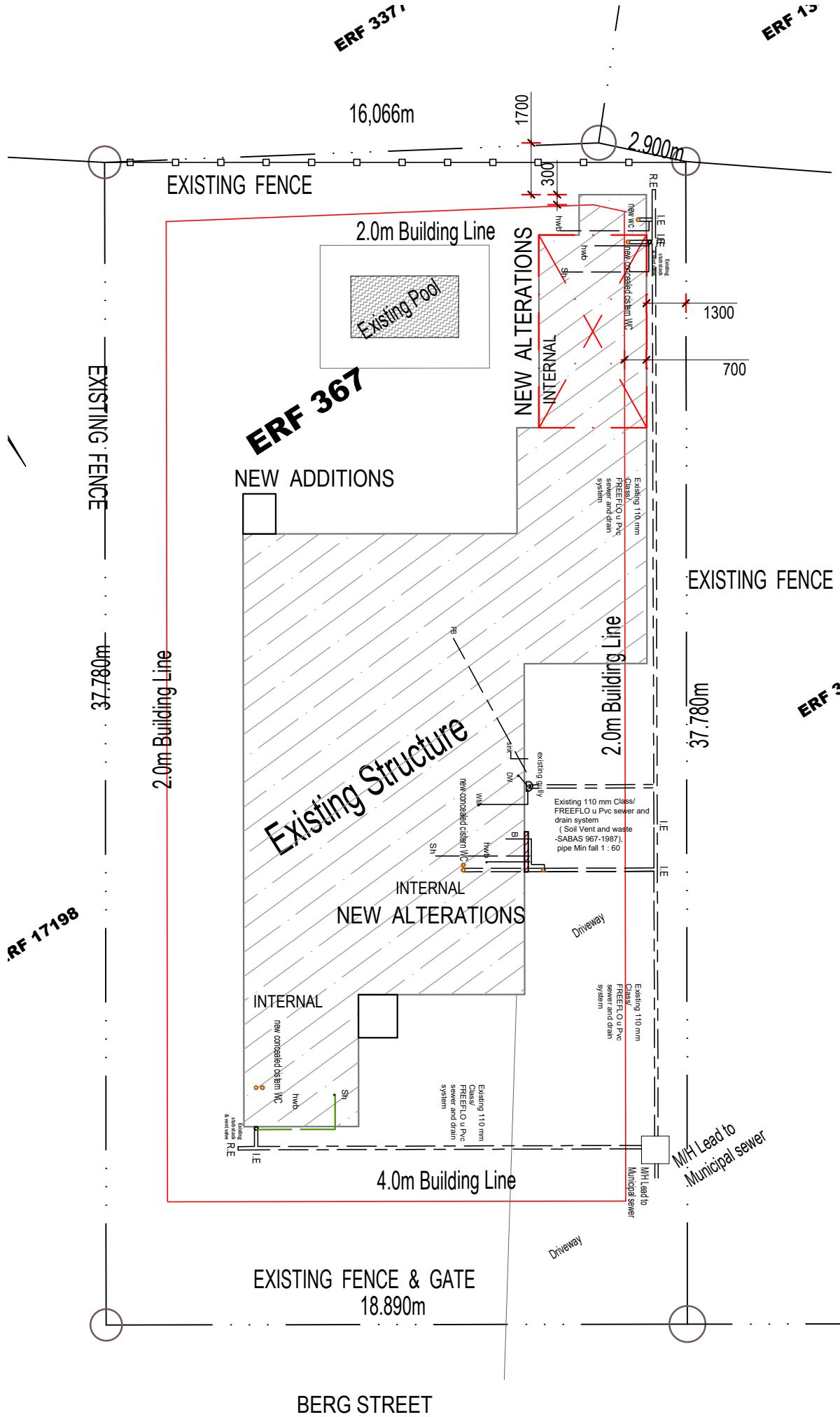
4.0m Building Line

Driveway

EXISTING FENCE & GATE

18,890m

BERG STREET



# 164

C M BARRY & CO  
12A RUGBY ROAD  
ORANJEZICHT, CAPE TOWN  
8001

Prepared by me



CONVEYANCER  
CAROL MAY BARRY (78914)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 2 400 000-00	R. 2 281-00 ✓
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

DATA / CAPTURE  
28 -11- 2025  
PHUMELELA MNAMATA

DATA / VERIFY  
28 -11- 2025  
ATHI DAMOYI

T 000076162 / 2025

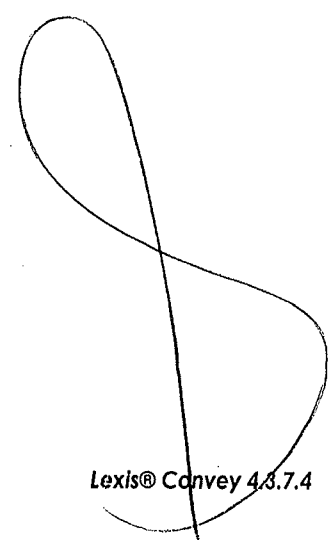
## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

**GRAHAM JOHN SONNENBERG (79408)**

appeared before me, REGISTRAR OF DEEDS: WESTERN CAPE at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney granted to him/her by

- JACQUES JOHANNES LE ROUX**  
Identity Number 760811 5122 08 0  
Married out of community of property
- KIM LE ROUX**  
Identity Number 780527 0023 08 3  
Married out of community of property



which said Power of Attorney was signed at SOMERSET WEST on 6th NOVEMBER, 2025.

And the appearer declared that his/her said principal had, on 5 May 2025, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

**DYLAN GEORGE HARRISS**  
**Identity Number 730524 5040 08 0**  
**Unmarried**

his Heirs, Executors, Administrators or Assigns, in full and free property


ERF 367 GEORGE  
SITUATE IN THE MUNICIPALITY AND  
DIVISION OF GEORGE  
PROVINCE OF THE WESTERN CAPE

IN EXTENT 714 (SEVEN HUNDRED AND  
FOURTEEN) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T 2926/1949 with  
Diagram Number 3699/1948 annexed thereto and held by Deed of  
Transfer Number T66591/2015.

- A. **SUBJECT** to the conditions referred to in Deed of Transfer Number T 2926/1949.
- B. **SUBJECT FURTHER** to the following condition contained in Deed of Grant dated 4 December 1833 [George Quitrents Volume 4 No. 15], namely :

“Subject, however, to all such duties and regulations as are either already or shall in future be established with regard to such lands.”



WHEREFORE the said Appearer, renouncing all rights and title which the said

1. **KIM LE ROUX, Married as aforesaid**
2. **JACQUES JOHANNES LE ROUX, Married as aforesaid**

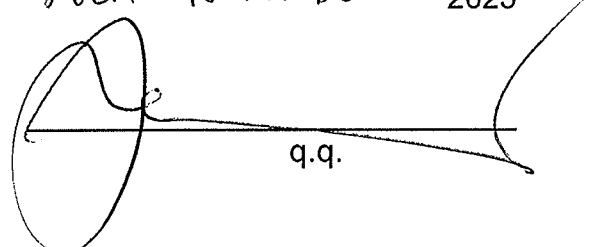
heretofore had to the premises, did in consequence also acknowledge them to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

**DYLAN GEORGE HARRISS, Unmarried**

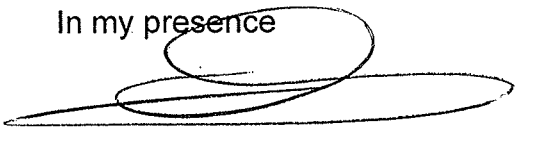
his Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R2 400 000,00 (TWO MILLION FOUR HUNDRED THOUSAND RAND) .

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS: WESTERN CAPE at CAPE TOWN on 26th November 2025

  
q.q.

In my presence

  
\_\_\_\_\_  
REGISTRAR OF DEEDS

