

**Collaborator No.:** 3104603  
**Reference / Verwysing:** Erf 9256, George  
**Date / Datum:** 15 May 2026  
**Enquiries / Navrae:** Primrose Nako

**Email:** [melanie@bascotrading.co.za](mailto:melanie@bascotrading.co.za)

Jacobus Petrus Barnard  
8 John Street  
Denneoord  
**GEORGE**  
6539

**APPLICATION FOR PERMANENT DEPARTURE: ERF 9256, 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 following applicable to Erf 9256, George:

- a) Relaxation of the southern side boundary building line from 2m to 0m for an existing garage and storage and braai area / entertainment area on Erf 9256, George;
- b) To allow two (2) carriageway crossings along a street boundary with a length of less than 30m applicable to Erf 9256, George;

**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 or the streetscape.
- (ii) There will be no negative impacts on surrounding neighbours' right or amenities in terms of views, privacy or overshadowing.
- (iii) The proposed additions form part of residential development and can be accommodated within the property.
- (iv) All adjacent property owners gave written consent.
- (v) The second carriageway crossing is required for functionality and to preserve the established garden on the property thereby limiting manoeuvring on the property.

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 two (2) years from the date of approval.
2. This approval shall be taken to cover only the Departures as applied for and as indicated on Plan no.BB 2023-42 101 Rev 4 dated 10 June 2024 and BB 2023-42 101 Rev 3 dated 7 June 2024 drawn by Paxton Architectural 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. In accordance with Section 66(2)(z) of the Land Use Planning By-Law for George Municipality, 2023, a contravention levy of **R1 945.48 (Including VAT)** will be payable to the Directorate: Planning and Development on the submission of building plans.
4. With the submission of the building plan, the owners must include an affidavit stating that the owners and their successors in title will not hold the Municipality liable should there be need to maintain or remove the existing sewer line on the property.
5. The above approval will be considered as implemented on the approval of building plans.

## **Town Planning Notes:**

- i. Structures are identified on aerial photography which are not on the building plans. These structures should be indicated when the building plans are submitted. Additional applications may be required.
- ii. An as-built building plan be submitted for approval in accordance with the National Building Regulations.
- iii. A penalty fee should be applicable due to illegal building work.
- iv. The owner must note the existing sewer main located within the property. In accordance with Clause 87 of the Water and Sanitation By-law, no structure may be constructed 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.
- v. The owners must submit building plans that comply with the provisions of the George Integrated Zoning Scheme By-law, 2023. Where necessary, additional departure applications may be required.
- vi. The contravention levy was calculated as follows:
  - Illegal use extent: 7.64m<sup>2</sup> comprising:
    - o Storage and garage encroachment: 2.07m x 2.0m = 4.14m<sup>2</sup>
    - o Carriageway crossing 3.5m<sup>2</sup>
    - o Braai area not included – previous owner
  - Property value: R1 860 000,00/840m<sup>2</sup> = R2 214,29 /m<sup>2</sup>
  - Contravention = 10% x R2 214,29/m<sup>2</sup> x 7.64m<sup>2</sup> = R 1 691.72 (Excluding VAT)
  - Total: **R 1 945.48 (Including VAT)**

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 05 JUNE 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.

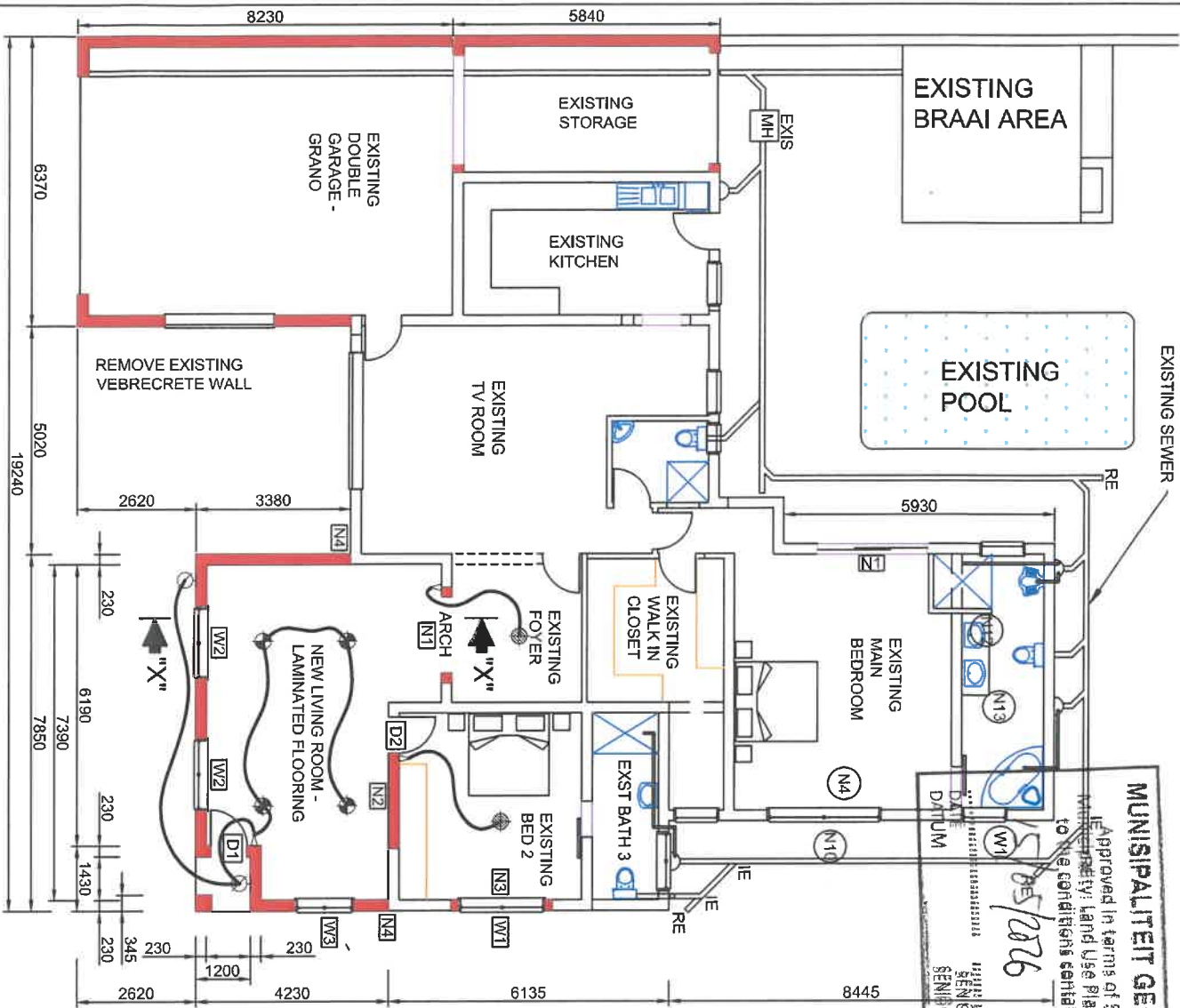
Yours faithfully



**C PETERSEN**  
**SENIOR MANAGER: TOWN PLANNING**

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**GROUND FLOOR**

SCALE 1:100

**MUNICIPALITEIT GEORGE MUNICIPALITY**  
 Approved in terms of Section 60 of the Geomatics Act (Act 12 of 2002) subject to the conditions contained in the Engineering Plan for the Senior Member of the Senior Practitioner's Office for Area / Storey

2026/05/26

U-Value W/m <sup>2</sup> K	FENESTRATION TABLE		Solar Heat Gain Coefficient (SHGC)
	Vertical Glazing with North-West & East Sector Orientation (See Fig.2)	Vertical Glazing with North-West & East Sector Orientation (See Fig.2)	
≤ 20%	Any solution	Any solution	Any solution
≤ 25%	5.2	0.66	0.49
≤ 30%	4.4	0.53	0.44
≤ 35%	3.8	0.49	0.40
≤ 40%	3.3	0.44	0.35
≤ 45%	3.0	0.40	0.33
≤ 50%	2.6	0.35	0.30
≤ 55%	2.4	0.33	0.28
≤ 60%	2.2	0.30	0.25
> 60%	2.0	0.28	0.22

**DOOR SCHEDULE:**

- D1 Meranti external door - varnished.
- D2 MDF Moulded internal door - painted.

**WINDOW SCHEDULE:**

- W1 PTT1815 Aluminium window - QTY = 1.
  - W2 PTT1515 Aluminium window - QTY = 2.
  - W3 PTT1215 Aluminium window - QTY = 1.
- All windows to manufacturers specifications.

**NOTES:**

- N1 Remove window - create arch opening - make good all trades.
- N2 Remove window - built in new door frame & door - D2 - make good all trades.
- N3 Remove small window - built in new window - W1 - make good all trades.
- N4 New brickwork to tie into existing brickwork every 3rd layer - make good all trades.

**ELECTRICAL LEGENDS**

⊗	EXTERNAL LIGHT FITTING
⊗	BRAAI LIGHT FITTING
⊗	CEILING LIGHT FITTING
⊗	DOWN LIGHTER
⊗	DOUBLE PLUG = 300mm FROM FFL
⊗	DOUBLE PLUG = 1100mm FROM FFL
⊗	TV POINT
⊗	2 LEVER LIGHT SWITCH

KH PAXTON 57163

**GENERAL NOTES:**

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**COMPANY:**  
**PAXTON ARCHITECTURAL STUDIO**

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**DRAWN BY:**  
 RIV KNELL  
 SCALE: 1:100  
 DATE: 07 JUNE 2024

**AS BUILT DRAWINGS, ADDITIONS & ALTERATIONS FOR MR B BARNAARD GEORGE MUNICIPAL AREA**