

Collaborator No.: 4133639
Reference / Verwysing: Erf 376, Blanco
Date / Datum: 18 September 2026
Enquiries / Navrae: Petro Botha

RAD Studio
36 Wattle Road
Heather Park
GEORGE
6529

Attention: Nicholas Duarte

Email: info@radstudio.co.za

APPLICATION FOR PERMANENT DEPARTURES ON ERF 376, BLANCO

Your application in the above regard refers.

The Senior Manager: Town Planning (Authorised Official) has, under delegation 4.17.3.13 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 on Erf 376, Blanco:

- a) The western side boundary building line from 2m to 0m to accommodate an existing braai room;
- b) The street boundary building line from 4m to 2.5m to accommodate an existing jungle gym;

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

REASONS

- (i). The proposed departures will not negatively impact the surrounding character of the area, streetscape or natural environment.
- (ii). The jungle gym is hidden by means of a significant vegetation buffer on the street boundary.
- (iii). The location of the structures has no impact on natural resources.
- (iv). The proposed departures will have no negative impact on sunlight, views or privacy in respect of any adjacent property. It is noted that the direct neighbour to the braai room has an open braai structure on the shared boundary with the subject property.
- (v). All neighbouring property owners provided their written consent to the application.

(vi). The proposed departure will not have a negative impact on development, public facilities or traffic circulation in the surrounding area.

(vii). The proposed departure will not have a negative impact on surrounding property rights.

Subject to the following conditions imposed in terms of Section 66 of 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 will lapse if not implemented within a period of two (2) years from the approval comes into operation.
2. This approval shall be taken to cover only the departure application as applied for and as indicated on Drawing No. 1001 R4 dated 31 August 2026, drawn by RAD Studio 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. Ensure a rear door provides permanent unhindered access from the carport / garage to the back yard.
4. The above approval will be considered as implemented on approval of building plans.

Town Planning Notes:

- (i). It is recommended that the vegetation buffer enhancing the streetscape and hiding the jungle gym structure from the street must be maintained.*
- (ii). It is noted that the swimming pool has been constructed without approved building plans.*
- (iii). Note that the swimming pool pump may not be located within 1m from the property boundary.*
- (iv). All zoning scheme development parameters must be indicated on building plan submission and complied with. Any structure not applied for that requires an additional approval must be applied for before building plans can be considered.*
- (v). A building plan must be submitted for approval in accordance with the National Building Regulations.*
- (vi). Stormwater must be dispersed responsibly, and the stormwater management and erosion control measures must be addressed on the building plans.*
- (vii). The safety distance of the sliding door to the property boundary must comply with SANS 10400-T:2024(4.2).*

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 09 October 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

[https://georgemun-my.sharepoint.com/personal/pbotha_george_gov_za/Documents/LAND USE MANAGEMENT/DECISIONS/2026/SEPTEMBER/Myne/Erf 376, Blanco - Permanent Departure.docx](https://georgemun-my.sharepoint.com/personal/pbotha_george_gov_za/Documents/LAND%20USE%20MANAGEMENT/DECISIONS/2026/SEPTEMBER/Myne/Erf%20376,%20Blanco%20-%20Permanent%20Departure.docx)

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GROUND FLOOR PLAN
SCALE 1:100

SITE PLAN
SCALE 1:200

