

Reference Number: Erf 20058, George

Date: 05 March 2021

Enquiries: Primrose Nako

JAN VROLIJK TOWN PLANNER
P O BOX 710
GEORGE
6530

Email: Janvrolijk@vodamail.com

APPLICATION FOR DEPARTURE: ERF 20058, GEORGE

Your application in the above refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority; WW.1.33 of 29 July 2015 decided that the application for Departure in terms of Section 15 (2) (b) of the Land Use Planning Bylaw for George Municipality, 2015 for the relaxation of the southern street building line from 4.0m to 2.0m for construction of an outbuilding (to be used as a home occupation) on Erf 20058, George,

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

REASONS FOR DECISION

- a) The proposed outbuilding will not have an adverse impact on heritage, the surrounding urban character, the natural environment or the streetscape.
- b) There will be no negative impacts on surrounding neighbours' right or amenity to views or privacy.
- c) The proposed outbuilding is compatible with the spatial planning guidelines applicable to the surrounding residential area.

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

CONDITIONS:

1. That in terms of Section 18(2) of the Land Use Planning By-law for the George Municipality 2015, the approval shall lapse if not implemented within a period of five (5) years from the date thereof;
2. This approval shall be taken to cover only the application applied for as indicated on the undated Site Plan attached as “**Annexure A**” which bears Council’s stamp and shall not be construed as to depart from any other Council requirements or legal provision;
3. A building plan be submitted for approval in accordance with the National Building Regulations (NBR);
4. The above approval will be considered as implemented on commencement of works in accordance with the approved building plan.
5. In the event the home occupation closes, new plans must be submitted to convert the structure into a second dwelling.

You have the right to appeal to the Appeal Authority against the decision of the Authorised Official, in terms of Section 79(2) of the George Municipality’s By-law on Municipal Land Use Planning.

- A detailed motivated appeal with reasons should be directed to and received by the Appeal Authority, P O Box 19, George **on or before 26 March 2021**.
- An appeal that is not lodged within this timeframe or that does not comply with Section 80 of the George Municipality’s By-law on Municipal Land Use Planning will be deemed invalid.

Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Kindly note that in terms of Section 80(14) of the George Municipality’s By-law on Municipal Land Use Planning, the above decision is suspended until such time as the period for lodging an appeal has lapsed, any appeal has been finalized and you have been advised accordingly.

Yours Faithfully



D. POWER

DEPUTY DIRECTOR: PLANNING AND DEVELOPMENT

P:\Approvals & Refusals 2018, 2019 & 2020\Erf 20058 George(Departure) Jan Vrolijk.docx

ROOF CONSTRUCTION

PITCH 22.5°
CONCRETE ROOFING ON 38x38mm BATTENS @ 400mm/cc ON APPROVED UNDERLAY ON ISOBORD ON TRUSSES (TO MANUFACTURER'S SPECIFICATION) @ 760mm/cc FIXED TO 114x38mm WALLPLATE WITH 4mm GALVANISED WALL TIES BUILT INTO WALL TO BRICKLAYERS DOWN. (EXPOSED TRUSSES)

FOOTINGS

700x300mm STRIP FOOTINGS TO ALL 270mm PERIMETER WALLS AND ALL 230 LOAD BEARING INTERNAL WALLS

SURFACE BEDS

GENERALLY 100mm CONCRETE BUT THICKENED TO 250x600 FOR 115 INTERNAL WALLS ON USB GREEN DPM ON 150 LAYERS OF WELL COMPACTED FILL

WALLS

ALL WALLING TO HAVE BRICKFORCE EVERY 4TH COURSE AND GALVANISED WIRE TIES TO NBR TO ALL EXTERNAL WALLS

DPC

DPC AROUND ALL DOORS AND WINDOWS

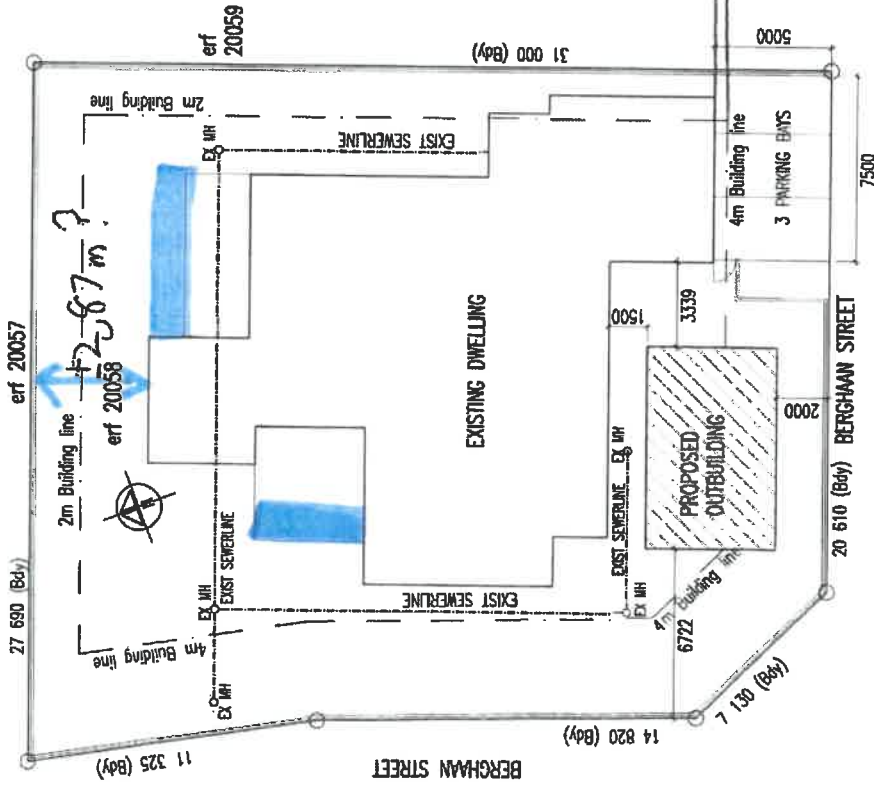
LINTOLS

PC LINTOLS OVER ALL DOOR AND WINDOW OPENINGS UP

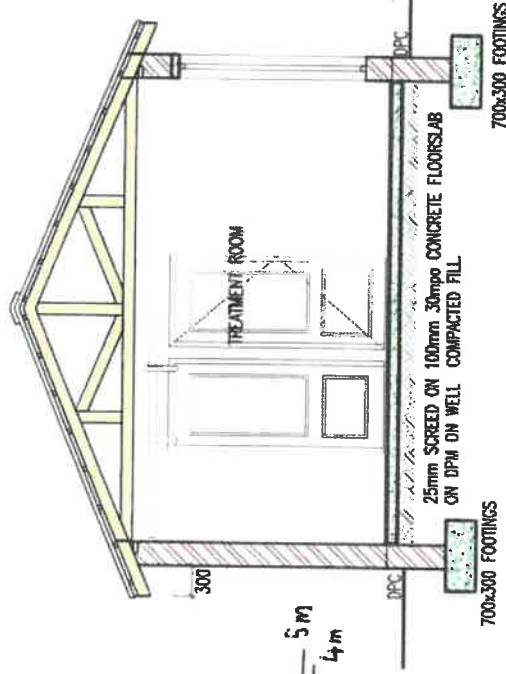
PLUMBING:

ALL IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS WITH SABS APPROVED MATERIAL THROUGHOUT

PITCH 22.5° (TO MATCH EXISTING)
CONCRETE ROOFING ON 38x38mm BATTENS @ 400mm/cc ON APPROVED UNDERLAY ON ISOBORD ON TRUSSES (TO MANUFACTURER'S SPECIFICATION) @ 760mm/cc FIXED TO 114x38mm WALLPLATE



SITE PLAN
Scale 1:200



SECTION THRU
Scale 1:50

MUNISIPALITEIT GEORGE MUNICIPALITY

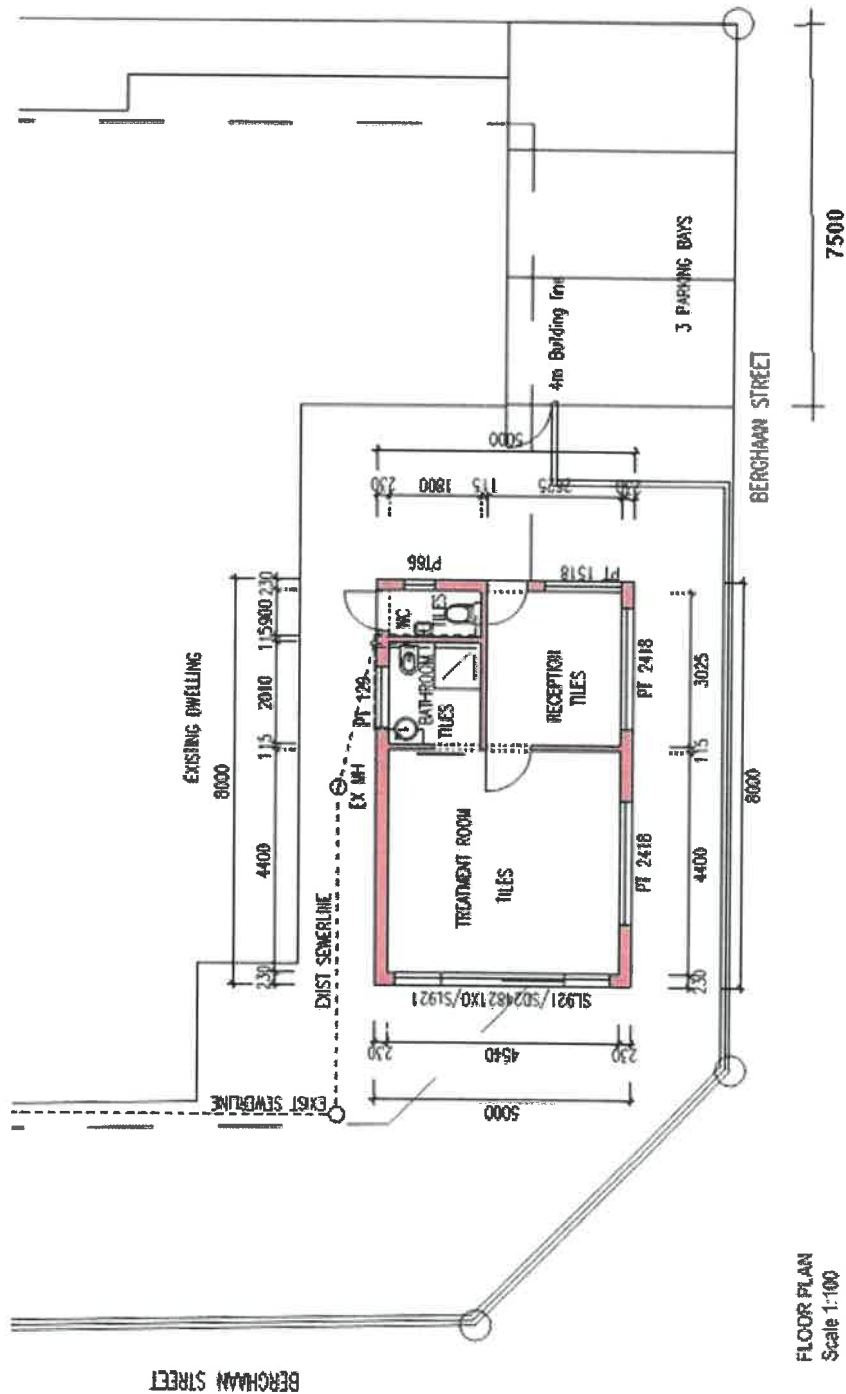
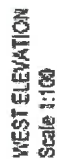
Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2015) subject to the conditions contained in the covering letter.

5/3/2021
DATE
DUTY

MUNICIPAL MANAGER
MUNISIPALE BESTUURDER

PROPOSED OUTBUILDING TO DWELLING AT ERF
20058, BERGHAN STREET, BERGSIG, GEORGE
FOR M. SHOFIELD

C. NDELODE P.O. Box 863 George Tel: 083 253 4253	THE DRAWING	
	SITE PLAN SECTION	
DATE	Feb 2020	
SCALE	As Shown	
DRAWN BY	CM	
REV No	00000	
SHEET 2 OF 2		REV 1



MUNICIPALITY OF GEORGE MUNICIPALITY

5/3/22

MUNICIPAL MANAGER
MUNISIPALE BESTUURDER

Area of outbuilding - 40sqm

PROPOSED OUTBUILDING TO DWELLING AT 2058, BERGHAM STREET, BERGSIG, GEORGE FOR M. SHOFIELD

C. NEWBOLD
 P. O. BOX 441
 GARY
 IN 46401-0441

DATE	Feb 2020
NAME	As Student

Page 1 of 1

FLOOR PLAN
Scale 1:100