

Reference Number: Erf 14067, George

Date: 01 December 2020

Enquiries: Primrose Nako

J SCHEEPERS
MOUNTAINVIEW 42
GEORGE
6530

By Hand

APPLICATION FOR DEPARTURE: ERF 14067, 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 By-Law for George Municipality, 2015 for the relaxation of the south-western side building line from 2,0m to 1,0m for a garage and bedroom on Erf 14067, George.

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

REASON FOR DECISION:

- a. The proposal will have no negative impact on the surrounding built environment, or on neighbors right and amenities.
- b. The application will not have an adverse impact on the surrounding residential character or streetscape.

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

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT:

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 acted upon within a period of five (5) years from the date of approval;

2. This approval shall be taken to cover only the application applied for as indicated on the unnumbered Site Development Plan (JS22006D) dated June 2020 drawn by M Swart 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 application will be regarded as implemented on commencement of building works in accordance with the approved building plans.

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 22 DECEMBER 2020**.
- 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

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NOTAS:

1. Alle mites moet op terrein nagegaan word voordat met bouwerk begin word.
2. Alle bouwerk moet voldoen aan alle Nasionale Bywingselinge.
3. Alle materiaal moet deur die SABS goedkeuring wees.
4. Alle afpikings wat mag voorkom moet duidelik met die eienaar beprek word.

OPPERVLAKTE:

Bestaande woning 170m²
 Bestaande buitegebou 34m²
 Voorgestelde aanbouings 111m²
 Totaal 315m²

Erf 630m²
 Dekking 50%



**Teken
Dienste**

M. Swart, Pr-ArchT Reg.No. T1463
 044 8746384
 086 6053557 (faks)
 082 3419000
 mariss.swart@gmail.com

**VOORGESTELDE
AANBOUINGS OP
ERF 14067
LEVALLIA**

TERREINPLAN

EIENAAR: J. SCHEEPERS
 Mountainview 43 083 501 6707

HAND-TEKENING:

DATUM: JUNIE 2020

SKAAL: 1:300

PLAN NO: JS22006D



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.

1/12/2020

DATE
DATUM

MUNICIPAL MANAGER
MUNISIPALE BESTUURDER