

Reference number: Erf 4796, George

Date: 01/12/2020

Enquiries: Primrose Nako

planning@delplan.co.za

DELPLAN
PO BOX 9956
GEORGE
6530

APPLICATION FOR DEPARTURE: ERF 4796, GEORGE

Your application in the above regard refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority, W.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 side boundary building line of Erf 4796, George from 3m to 0.935m to allow an extended garage of approx. 22.635 m in length and approx. 7.335m in width;

BE APPROVED in terms of Section 60 of said Bylaw for the following reasons:

REASONS:

- a) The proposed extended garage will not have an adverse impact on the surrounding urban environment, natural environment or streetscape.
- b) There will be no negative impacts on surrounding neighbours' views, privacy and amenities.
- c) The proposed extended garage is compatible with the surrounding urban residential character and complements the existing residential structures on the subject property.

Subject to the following conditions imposed of Section 66 of said Bylaw, 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.

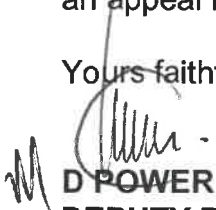
You have the right to appeal to the Appeal Authority against the decision of the Authorised Employee, in terms of Section 79(2) of the George Municipality's By-law on Municipal Land Use Planning.

- 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 the set date 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 finalised and you have been advised accordingly.

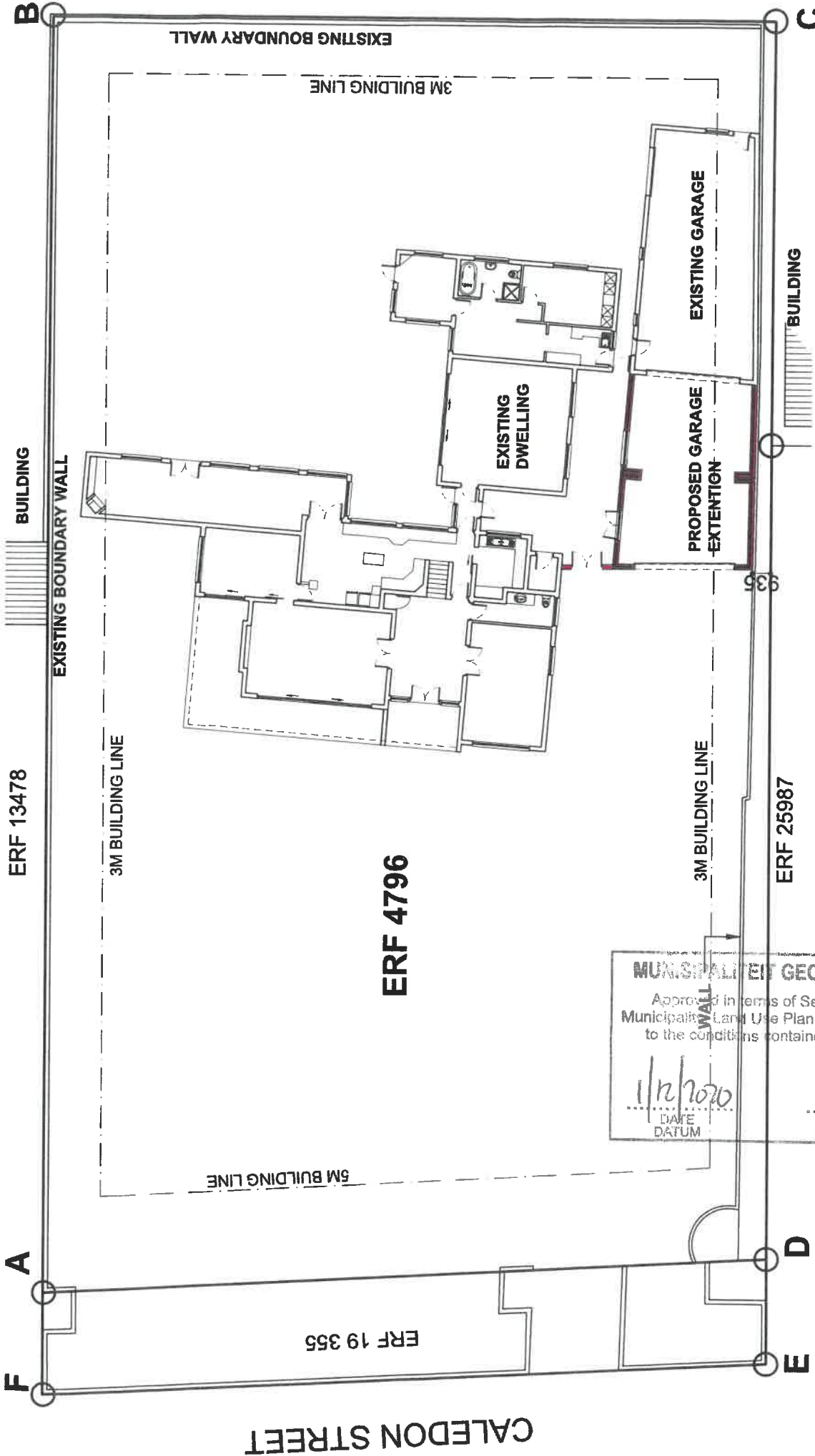
Yours faithfully



D POWER

DEPUTY DIRECTOR: PLANNING AND DEVELOPMENT

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| TABLE OF PARAMETERS | |
|---|-----------------------|
| Ground Storey: | 402.60m ² |
| Covered Patio: | 43.40m ² |
| Ground Storey Total: | 446.00m ² |
| Total Stand Area: | 2493.70m ² |
| Site Coverage percentage: | 18.68% |
| Occupancy: | H4 |
| Zoning: | Res 1 |
| Building line front 5m, sides and rear 3m | |

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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.

11/12/2020

DATE
DATUM

[Signature]

MUNICIPAL MANAGER
MUNISIPALE BESTUURDER

GROUND + SITE PLAN

SCALE 1:200