

**Reference number: Erf 7607, George**

**Date: 30/10/2020**

**Enquiries: Marisa Arries**

[marlize@mbplanning.co.za](mailto:marlize@mbplanning.co.za)

MARLIZE DE BRUYN PLANNING  
PO BOX 2359  
**GEORGE**  
6530

**APPLICATION FOR DEPARTURE: ERF 7607, POPULIER STREET,  
HEATHER PARK, 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 following applications, applicable to Erf 7607, George:

- Increase in the size of home occupation from 60m<sup>2</sup> to 64,7m<sup>2</sup> to accommodate a balcony which provided cover for the front door below;
- Relaxation of the southern street boundary building line from 5,0m to 3,9m for the change in use of a bedroom to a home office on the first floor of the existing dwelling;

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

**REASONS FOR DECISION**

- a. The application will not have an adverse impact on the surrounding urban environment, natural environment or streetscape;
- b. The application will have no negative impact on the adjacent neighbours' amenity to privacy, sunlight and views;
- c. The application is of an appropriate scale that would relate to the surrounding land use pattern and land use character of the area;

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 thereof;
2. This approval shall be taken to cover only the application applied for as indicated on the Site Development Plan numbered 184/G19 dated Oct. 2019 drawn by Marlize De Bruyn Planning 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. That a building plan be submitted for approval in accordance with the National Building Regulations (NBR);
4. That the above approval will be considered as implemented on the issuing of an occupation certificate for the abovementioned structures.

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 **21 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.

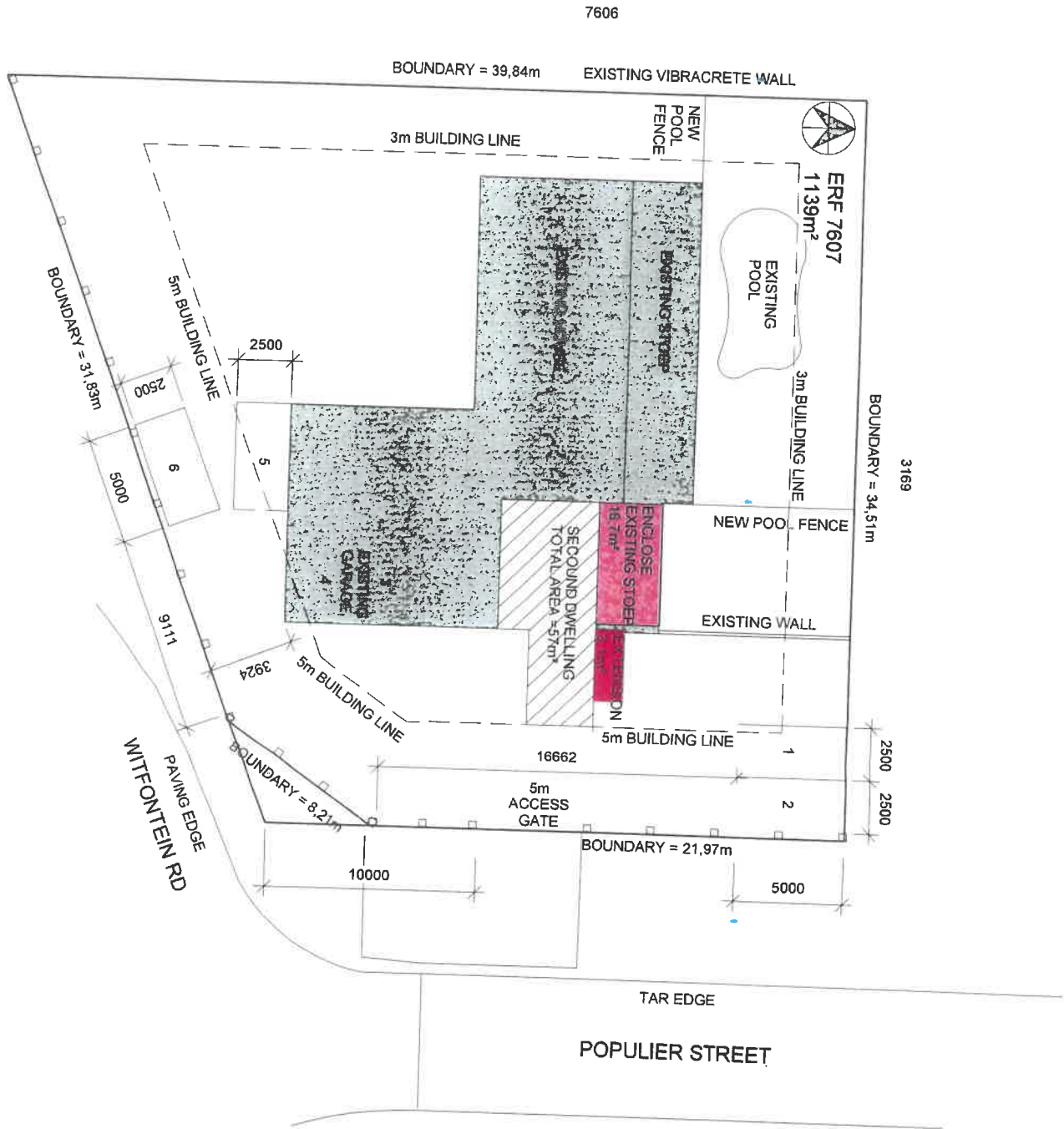
Kindly note that in terms of Section 80(14) of the George Municipality's By-law on Municipal Land Use Planning, the above decision is suspended until such time as the period for lodging an appeal has lapsed, any appeal has been finalised and you have been advised accordingly.

Yours faithfully

  
**T BOTHA**  
**MUNICIPAL MANAGER**

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**SITE PLAN**  
Scale 1:200



**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.  
 30/10/2020  
 DATE  
 DATUM  
 MUNICIPAL MANAGER  
 MUNISIPALE BESTUURDER

<b>MARUZE BROWN PLANNING</b> Consulting Town & Regional Planners PO Box 2079, George, 6530 PO Box 460, Maitland Bay, 6222 • Mobile: +27 82 326 1102 • Fax: +27 82 326 1101 • Email: maruze@brownplanning.co.za • Web: www.brownplanning.co.za		
<b>DRAWING NO:</b>	Annexure	
<b>DESIGNED BY:</b>	MDB	
<b>DRAWN BY:</b>	CE	
<b>DATE:</b>	Oct 2019	
<b>PROJECT NO:</b>	184/G19	
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<b>PROJECT</b> Proposed Departure For Ad Cole
<b>Erf 7607,</b> George
<b>SITE PLAN</b>