

Reference number: Erf 736, George

Date: 30/10/2020

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**APPLICATION FOR DEPARTURE: ERF 736, CALEDON STREET,
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 the relaxation of the following building line on Erf 736, George:

- South-western side boundary building line from 2.140m to 0.0m to extend the `existing storeroom and an outside toilet;

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

REASONS FOR DECISION

- The proposal will not have an adverse impact on the surrounding urban environment, natural environment or streetscape;
- The proposal will not change the character of the area or impact negatively on the heritage value of the property and surroundings.
- The proposed departure for a building line relaxation will not have a negative influence on the adjacent owner's right to privacy, views or sunlight;

Subject to the following conditions imposed in terms of Sections 66 of the said By-law, namely: applicable to Erf 736, George:

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

1. That in terms of Section 18(2) of the Land Use Planning By-law for 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 (W1201) drawn by Tertius Conradie and dated 30 July 2012 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 implementation of 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 **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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