



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/14330

Our File Reference Number: Erf 11366, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL

Sir / Madam

APPLICATION FOR PERMANENT DEPARTURE ON ERF 11366, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker hereby decides on the above application as follows.
3. That the application in terms of Section 15(2)(b) of the Stellenbosch Municipality Land Use Planning By-law, October 2015 for a permanent departure to relax the 1m side building line (adjacent to Erf 11365) to 0m and the rear building line from 3m to 1.5m in order to accommodate a covered patio and a workroom on Erf 11366, Stellenbosch;

BE APPROVED in terms of Section 60 of the said By-law.

4. The approval is subject to the following conditions imposed in terms of Section 66 of said By-law:
 - 4.1.1. The approval only applies to the application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Stellenbosch Municipality or other legislation or by-laws or regulations that may be applicable.

4.1.2. The development must be undertaken in accordance with the referenced Site and Roof Plan, Floor Plans, Area Plans, SG Diagram with Project No. 21-210 dated 09/09/2022 and drawn by Red Atlantic Architecture, attached as **Annexure B**.

4.1.3. Building plans must be in accordance with the referenced Site and Roof Plan, Floor Plans, Area Plans, SG Diagram with Project No. 21-210 dated 09/09/2022 and drawn by Red Atlantic Architecture, attached as **Annexure B**.

4.2 The reasons for the above decision are as follow:

4.2.1 The minor encroachment of the common building line will not undermine the residential character of the area or infringe on the privacy of adjacent neighbours.

4.3 Matters to note:

4.3.1 Appropriate caution shall be taken during construction to prevent damage to existing service cables and electrical equipment in the vicinity. Should damage occur the applicant will be liable for the cost involved repairing the damages.

4.3.2 All electrical work to comply with SANS142 and Municipal electrical By-laws.

5. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.

6. Appeals must be submitted with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law. The following prescribed information is accordingly required:

6.1 The personal particulars of the Appellant, including:

- a) First names and surname
- b) ID number
- c) Company of Legal person's name (if applicable)
- d) Physical Address
- e) Contact details, including a Cell number and E-Mail address

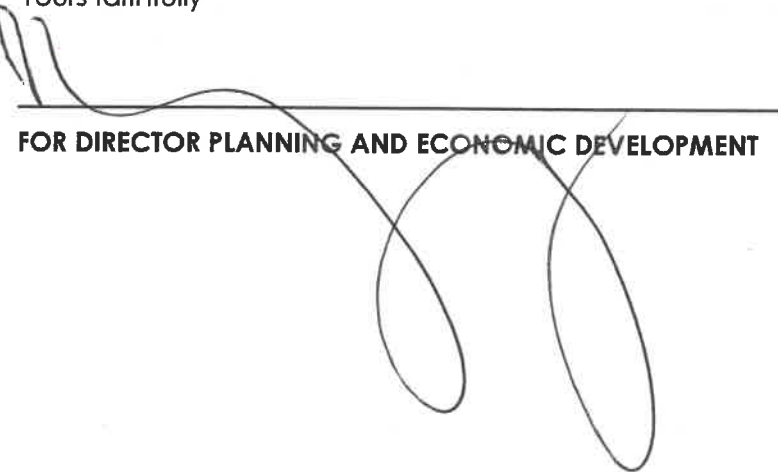
- 6.2 Reference to this correspondence and the relevant property details on which the appeal is submitted.
- 6.3 The grounds of the appeal which may include the following grounds:
- a) that the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000)
 - b) grounds relating to the merits of the land development or land use application on which the appellant believes the authorised decision maker erred in coming to the conclusion it did.
- 6.4 Whether the appeal is lodged against the whole decision or a part of the decision.
- 6.5 If the appeal is lodged against a part of the decision, a description of the part.
- 6.6 If the appeal is lodged against a condition of approval, a description of the condition.
- 6.7 The factual or legal findings that the appellant relies on.
- 6.8 The relief sought by the appellant.
- 6.9 Any issue that the appellant wishes the Appeal Authority to consider in making its decision.
- 6.10 That the appeal includes the following declaration by the Appellant:
- a) The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct
 - b) That the Appellant is aware that it is an offence in terms of Section 86(1)(d) of the said By-Law to supply particulars, information, or answers in an appeal against a decision on an application, or in any documentation or representation related to an appeal, knowing it to be false, incorrect, or misleading or not believing them to be correct.
7. Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@ Stellenbosch.gov.za
8. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The LU Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.
9. The approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@ Stellenbosch.gov.za
10. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:

- (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
- (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
- (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
- (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.

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

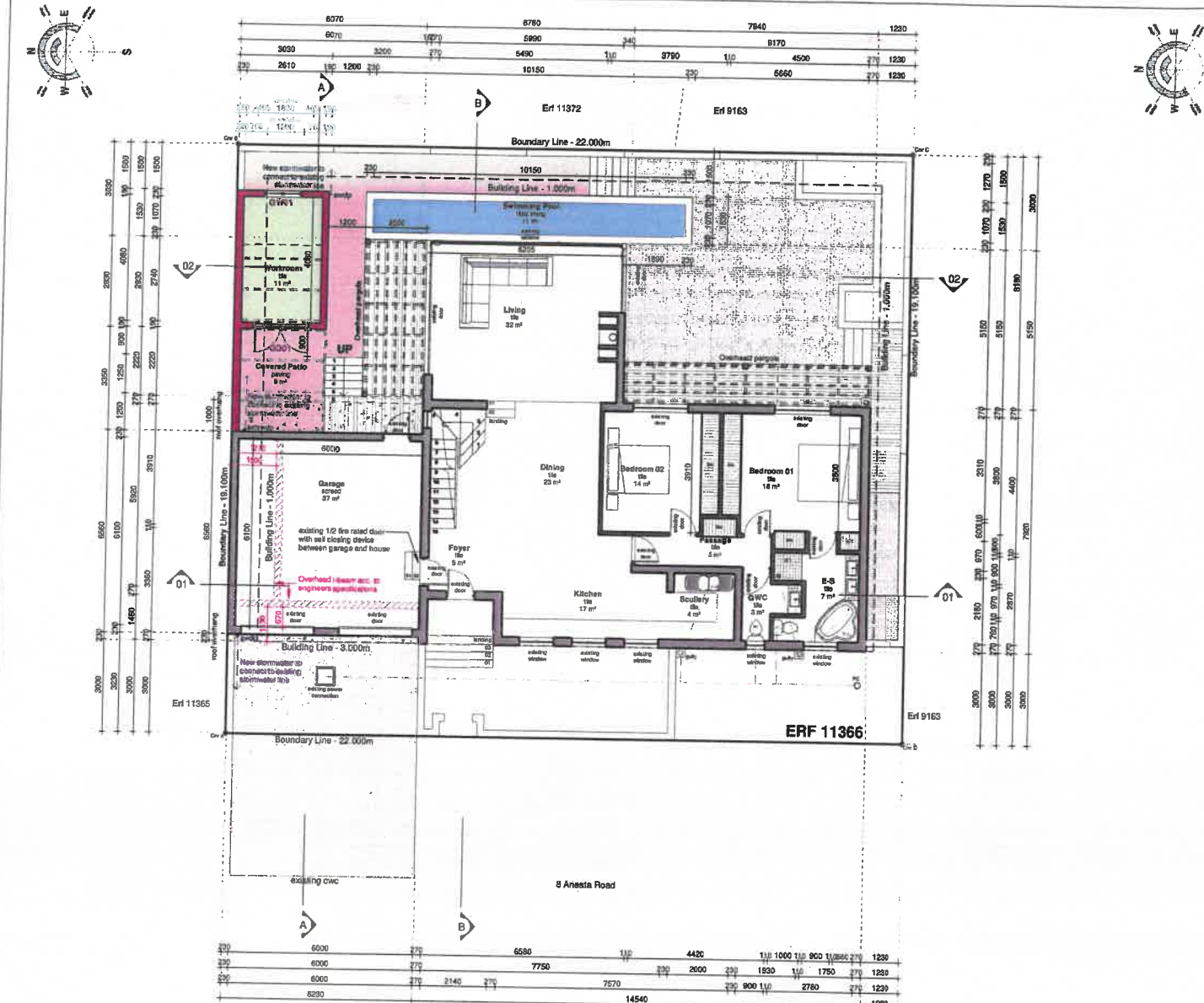
12. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully

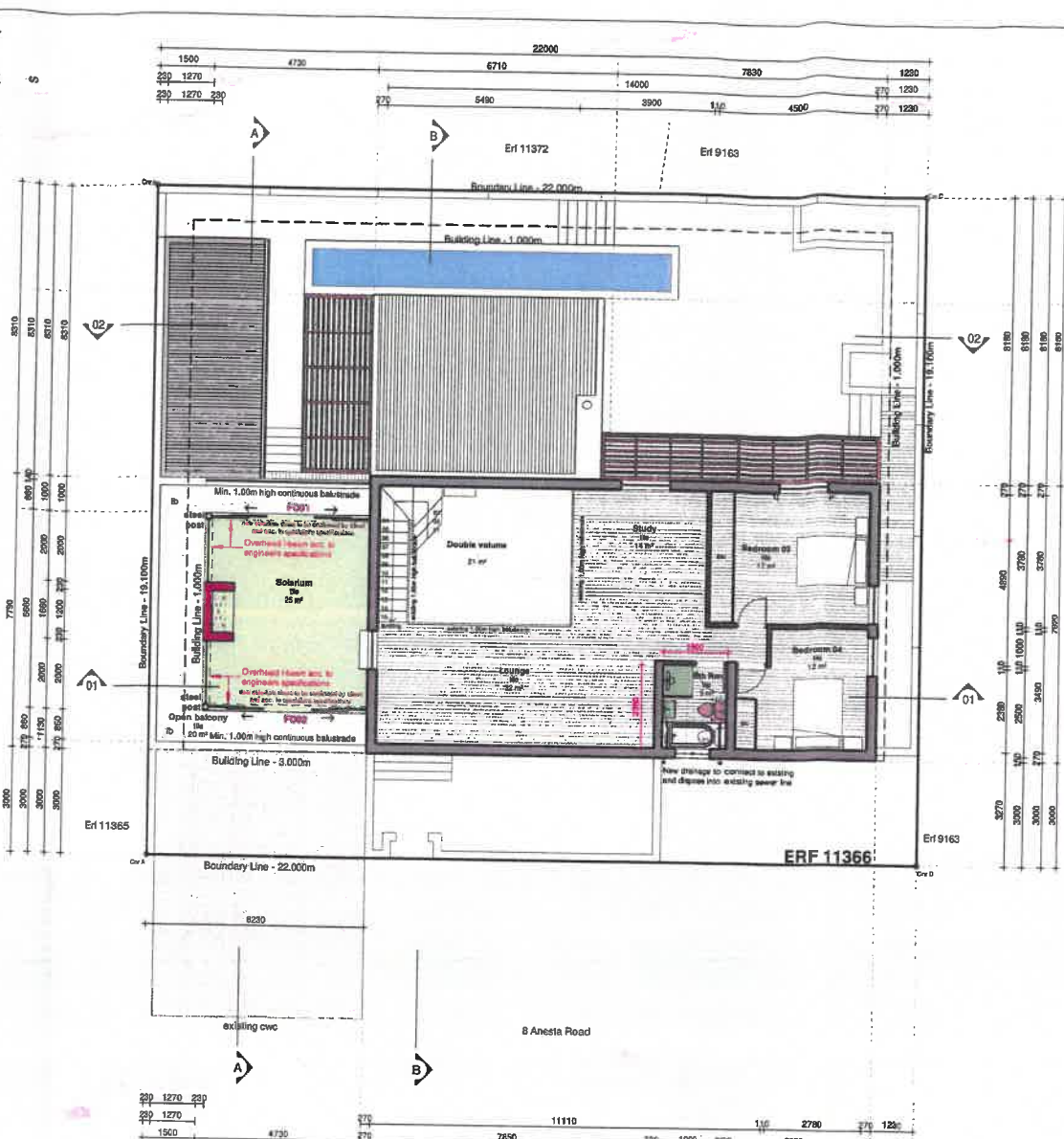


FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

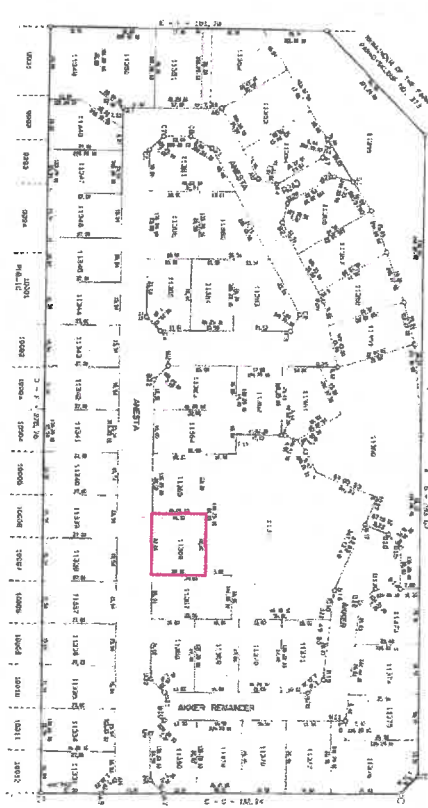

29/11/2023
DATE:



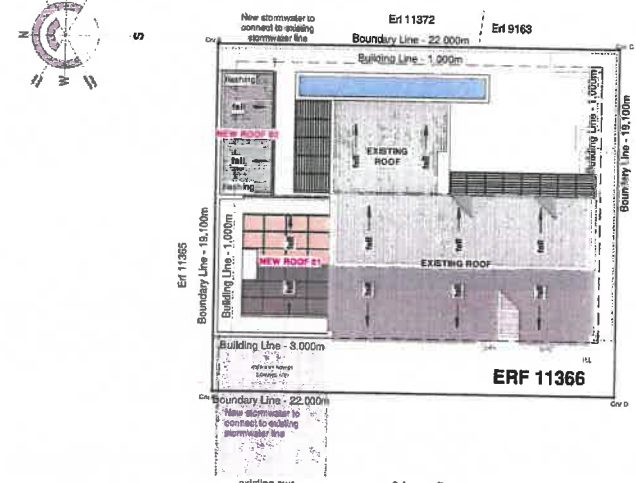
Ground Storey Plan
Scale 1:100



First Storey Plan
Scale 1:100



SG Diagram
Scale NTS



Site and Roof Plan
Scale 1:100

Development Data: 419.50 sqm
Site Area

EXISTING:
Ground: 284.00 sqm
House: 145.00 sqm
Garage: 41.00 sqm
Covered Entrance: 4.00 sqm

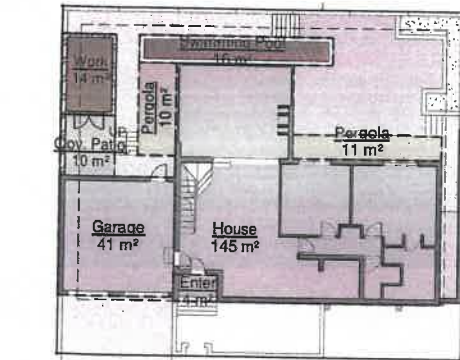
First:
House: 94.00 sqm
House: 94.00 sqm

PROPOSED:
Ground: 51.00 sqm
Workroom: 24.00 sqm
Covered Patio: 14.00 sqm
Solarium: 27.00 sqm

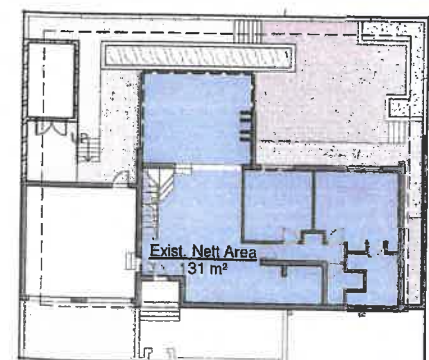
Grand Total: 335.00 sqm

Coverage (53.4%): 224.00 sqm

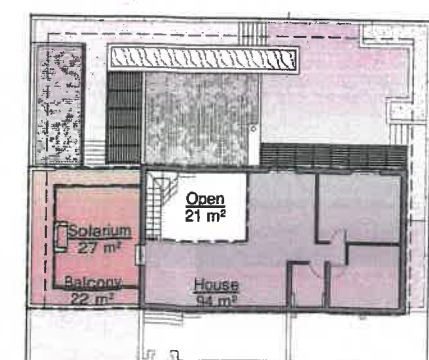
Open Areas:
Pergolas: 24.00 sqm
Balcony: 22.00 sqm
Swimming Pool: 16.00 sqm



Ground Storey Gross Area Plan
Scale 1:200



Ground Storey Nett Area Plan
Scale 1:200



First Storey Gross Area Plan
Scale 1:200



First Storey Nett Area Plan
Scale 1:200

DOOR & WINDOW SCHEDULE

The applicant must comply with and provide evidence to prove that the proposed door and window schedule is in accordance with the relevant standards and specifications. The schedule must be submitted to the relevant authority for approval.

Ground Floor	First Floor	Second Floor	Third Floor
<p>0001 1.000m x 2.000m</p> <p>Refer to plan for opening direction</p>	<p>0002 1.000m x 2.000m</p> <p>Refer to plan for opening direction</p>	<p>0003 1.000m x 2.000m</p> <p>Refer to plan for opening direction</p>	<p>0004 1.000m x 2.000m</p> <p>Refer to plan for opening direction</p>
<p>Glazing</p> <p>Tripart manufactured double door to dimensions as shown, supplied by registered manufacturer.</p>	<p>Glazing</p> <p>Aluminium manufactured top hung window frame to dimensions as shown, supplied by registered manufacturer.</p>	<p>Glazing</p> <p>Aluminium manufactured sliding door frame to dimensions as shown, supplied by registered manufacturer.</p>	<p>Glazing</p> <p>Aluminium manufactured sliding door frame to dimensions as shown, supplied by registered manufacturer.</p>
<p>Frame & Panel</p> <p>Tripart manufactured double door to dimensions as shown, supplied by registered manufacturer.</p>	<p>Frame & Panel</p> <p>Aluminium manufactured top hung window frame to dimensions as shown, supplied by registered manufacturer.</p>	<p>Frame & Panel</p> <p>Aluminium manufactured sliding door frame to dimensions as shown, supplied by registered manufacturer.</p>	<p>Frame & Panel</p> <p>Aluminium manufactured sliding door frame to dimensions as shown, supplied by registered manufacturer.</p>

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DISCLAIMER
All drawings and dimensions must be correlated by the owner and contractor before any materials are ordered or building work commences. Any differences must be brought to the attention of the Architect in writing immediately. Upon submitting this document to the Local Authority for approval, the owner of this property confirms that all the information on this document is to the owner's final wish and to their satisfaction. The owner understands that any changes hereafter for whatever reason, must be resubmitted to the Local Authority for approval.
The owner of this property acknowledges that they will be responsible and liable for any deviation from this document without the Architect's knowledge.



Municipal Approval Stamps

Owner Signature: _____ Date: ____/____/____

Architect Signature: _____ Date: ____/____/____

H4 - Dwelling House

Ben van der Horst (P.Eng./Arch.)
Director

House Avenant

Property description
Erf 11366, Stellenbosch
8 Anesta Street

Project description
New Workroom, Covered Patio,
Solarium, Pergolas, & Swimming Pool

Sheet description
Site and Roof Plan, Floor Plans,
Area Plans, SG Diagram

Project number	Sheet nr	Rev	Project status
2-210	001		

Project Date	Designed by	Scale
2021-11-05	RVJ	as indicated

Issue Date	Drawn by	Page Size
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