

STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17542(TP783/2024)

Our File Reference Number: Erf 7793, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL [REDACTED]

Sir / Madam

APPLICATION FOR PERMANENT DEPARTURE: ERF 7793, CUPIDO STREET, CLOETESVILLE, STELLENBOSCH

1. The above application refers.

2. The duly authorised decision maker has decided on the above application as follows:

2.1 That the following application in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 on Erf 7793, Stellenbosch for:

2.1.1 A Permanent Departure in terms of Section 15(2)(b) of the said bylaw in order to permit:

a) The relaxation of the common building line to be 0.35m in lieu of 2m (adjoining Erf 7794) and the street building line to be 1.017m in lieu of 2m (Cupido Street) to permit a new bedroom on the first floor.

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

2.2 The approval is subject to the following **conditions** imposed in terms of Section 66 of said Bylaw:

2.2.1 The approval only applies to the applications under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from the Municipality or other legislation or By-laws or Regulations that may be applicable.

2.2.2 The development and building plans be generally in accordance with the site plan as referenced on Drawing No. HG-CL112403230-1&2, dated 21/08/2024 and drawn by RCAD attached as **Annexure A**.

2.2.3 Building plans must be submitted for all work, as well as changes of use of the existing buildings / structures and which building plan(s) must be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.

2.2.4 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

3. The **reasons** for the above decision are as follows:

3.1. The encroachment of the building line does not undermine the character of the area

3.2 The relaxation of the applicable building lines will not undermine or be detrimental to the character of the surrounding residential area.

4. 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.

5. Appeals must be submitted by completing the required form 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.

6. **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**

7. 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.

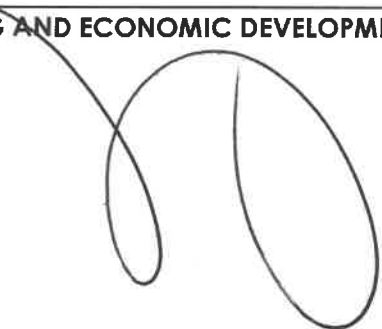
8. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021- 808 8684.

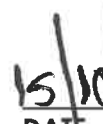
9. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
- (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
 - (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.
10. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
11. 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




15/10/2024

DATE



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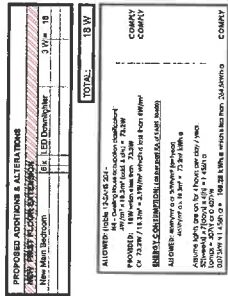
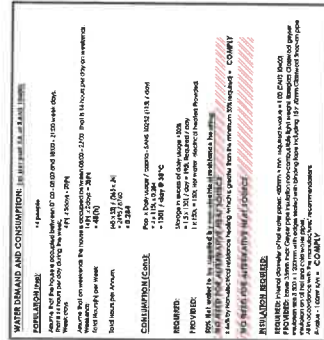
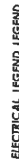
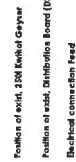
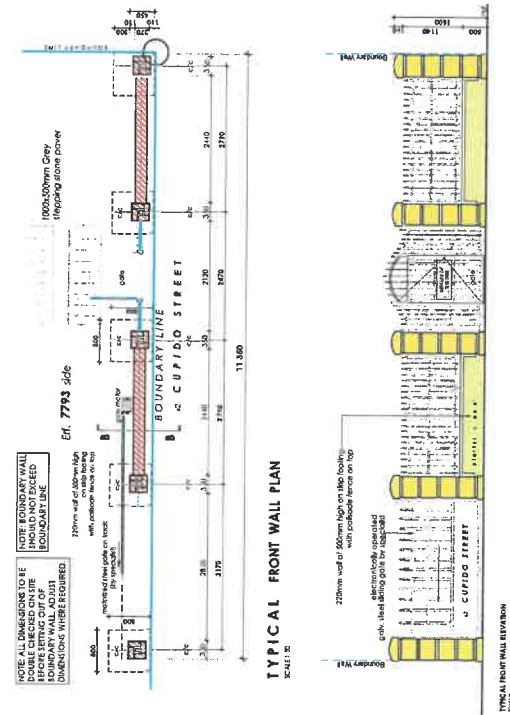
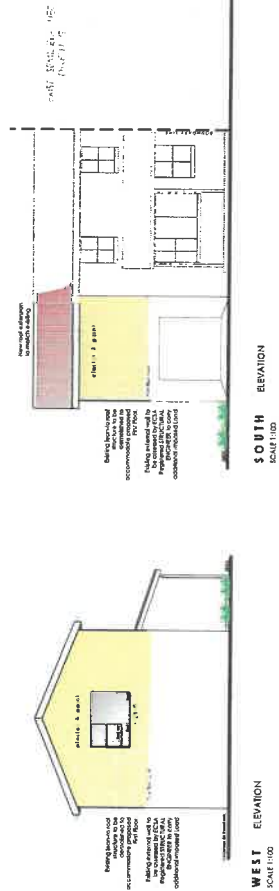
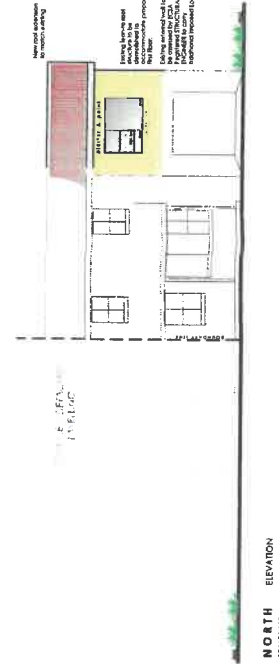
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ANNEXURE A

SITE PLAN/PLANS

PROPOSED EXTENSION

(Hot water & Electrical calculations)



<h1 style="margin: 0;">P R O P O S E D E X T E N S I O N</h1>	
<p style="text-align: center;">FENESTRATION SCHEDULE</p> <p>Unit: sq. ft.</p> <div style="text-align: center;"> </div>	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>FENESTRATION TYPE & QUANTITY</p> <p>GLASS PANEL GLAZING WITH OPERABLE GLAZING</p> <p>CHAMFERED</p> </div> <div style="width: 45%;"> <p>WIND AREA</p> <p>WIND AREA: 1700 sq. ft.</p> <p>U-VALUE: 1.8</p> <p>SHADING COEFFICIENT: 0.75</p> <p>SHADING AREA: 1700 sq. ft.</p> </div> </div> <p style="text-align: center; margin-top: 10px;">Custom Glass & Aluminum Frame</p>
<p>ENERGY EFFICIENCY CALCULATIONS:</p> <p>WIND AREA: 1700 sq. ft.</p> <p>WIND AREA: 1700 sq. ft.</p> <p>WIND AREA: 1700 sq. ft.</p>	<p>ENERGY EFFICIENCY CALCULATIONS:</p> <p>WIND AREA: 1700 sq. ft.</p> <p>WIND AREA: 1700 sq. ft.</p> <p>WIND AREA: 1700 sq. ft.</p>
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