

STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

LAND USE APPLICATION

**PLEASE CONSULT THE PLANNING PORTAL ON
THE MUNICIPAL WEBSITE FOR
FURTHER DETAILS www.stellenbosch.gov.za**

**Application Reference:
[LU/19191\(TP1219/2025\)](#)
[ERF 5932, Stellenbosch](#)**

**ADVERTISING PERIOD:
[9 October 2025 – 9 November 2025](#)**

**ENQUIRIES:
[F Thomashoff -](#)
studio@thomashoffstudio.co.za
[and/or 021 3001394](tel:0213001394)**

NOTICE

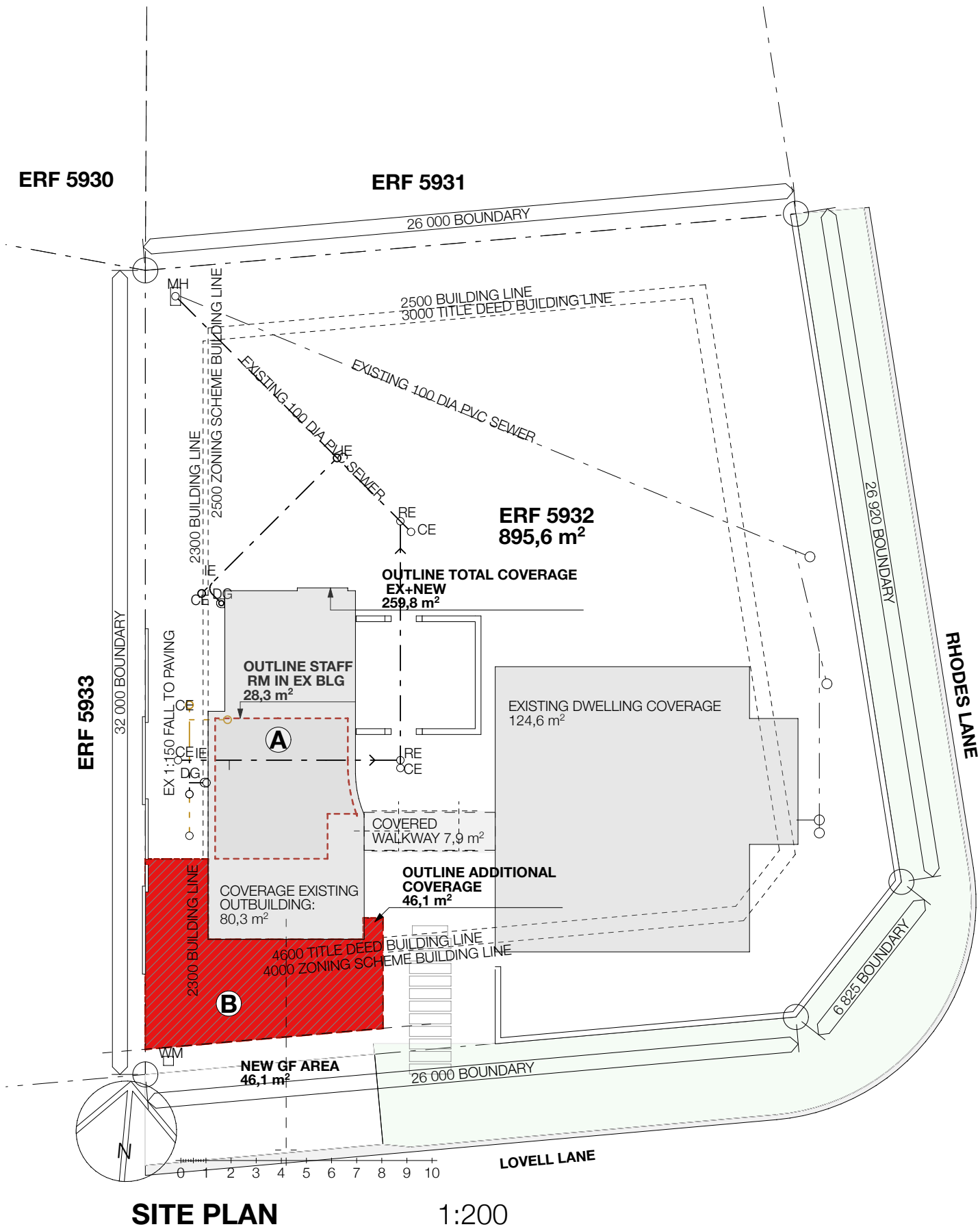
Application is made in terms of Section 15 (2) (f) of the Land Use Planning By-law for the suspension of the restrictive title deed conditions contained in Title Deed No. T050235/2023, specifically, Clause B(6)(b), to relax the street's restrictive building line and the common building line from 4,6m to 1m, and 2,3m to 0m, respectively, for the proposed triple garage (adjacent to Erf 5933), Stellenbosch.

Notice is hereby given in terms of the provisions of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. If the website or documents cannot be accessed, an electronic copy of the application must be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: **F Thomashoff - studio@thomashoffstudio.co.za**. By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments / objection received after the closing date.

For any enquiries on the Application, or if you are unable to write and / or submit your comments as provided for, you must contact the Applicant for assistance.



SCOPE OF WORK

- A: CONVERT PORTION OF EXISTING GARAGE INTO STAFF ROOM (INTERNAL REMODELLING)
- B: NEW 3-CAR GARAGE TO ENCROACH ON STREET BOUNDARY

SANS 10400-A:2022 OCCUPANCY CLASS.

MEASUREMENTS IN COMPLIANCE WITH SANS 10400-C: 2016 DIMENSIONS CLAUSE 4.2

H4 : DWELLING HOUSE	28 m²
- STAFF RM +BRM	28
J3 : LOW RISK STORAGE	50 m²
- GARAGE	50

BUILDING SERVICES

- SEWERAGE : EXISTING SEWERAGE LINE AS INDICATED WILL BE EXTENDED FROM THE DG AT OUTBUILDING TO A NEW CONNECTION FOR THE WC. OTHER FIXTURES WILL CONNECT TO GULLEY.
- WATER CONNECTION : EXISTING WATER MAIN AND METER REMAINS AS IS.
- ELECTRICAL : EXISTING CONNECTION AND DB TO REMAIN AS IS.

SITE INFORMATION

ERF SIZE : 896m²
LAND USE ZONING AS PER 2019 STELLENBOSCH MUNISIPALITEIT ZONING SCHEME BY-LAW LATEST AMENDMENT 30 JUL 2024 :
- **CONVENTIONAL RESIDENTIAL ZONE**
IN TERMS OF SCHEME:
BUILDING LINES : - STREET 4m; REAR+SIDE 2,5m
COVERAGE ALLOWED : 50% = 448 m²
TITLE DEED :
BUILDING LINES : - STREET 4,6m; REAR+SIDE 2,3m

BUILDING LINE RELAXATION APPLICATION TO 0m ON WEST BOUNDARY AND 1m ON STREET

INFORMATION: FLOOR AREA

	EXISTING	NEW	TOTAL
HOUSE AREA	: 165 m²	0 m²	165 m²
- GROUND FLOOR	: 124 m ²	0 m ²	124 m ²
- FIRST FLOOR	: 41 m ²	0 m ²	41 m ²
OUTBUILDING	: 80 m²	46 m²	126 m²
- GROUND FLOOR	: 80 m ²	46 m ²	126 m ²
TOTAL AREA	: 247 m²	46 m²	293 m²
COVERAGE	: 214 m²	46 m²	260 m²
HOUSE	: 124 m ²	0 m ²	124 m ²
OUTBL+WALKWAY	: 90 m ²	46 m ²	140 m ²
% RATIO/SITE	: 24 %	3 %	29 %

DRAWING LIST

Layout Name	Drawing Name		REVISION
	ID	Name	
02.1 SITE PLAN		BUILDING SERVICES	
02.1 SITE PLAN		DEVELOPMENT INFORMATION	00
02.1 SITE PLAN		DRAWING LIST	
02.1 SITE PLAN		OCCUPATION CLASS	
02.1 SITE PLAN		SCOPE OF PLANNED WORKS	
02.1 SITE PLAN		SITE PLAN	
02.2 GROUND FLOOR		ELECTRICAL	
02.2 GROUND FLOOR		GROUND FLOOR	00
02.3 GROUND FLOOR DEMOLITION		GROUND FLOOR	00
02.4 ROOF PLAN		FLOOR +1	00
02.5 SECTIONS 1		SECTION A	
02.5 SECTIONS 1		WEST ELEVATION	
02.6 ELEVATIONS 1		EAST ELEVATION	00
02.6 ELEVATIONS 1		SECTION C	
02.6 ELEVATIONS 1		SOUTH ELEVATION	
02.7 DOOR + WINDOW SCHEDULES		DOOR SCHEDULE	00
02.7 DOOR + WINDOW SCHEDULES		WINDOW SCHEDULE	

THOMASHOFF + partner
ARCHITECTS AND URBAN DESIGN STUDIO

P O BOX 2842 | BROOKLYN SQUARE | PRETORIA | 0075
TEL +27 12 004 0181 | EMAIL : studio@thomashoffstudio.co.za

House Ellis

Additions and Alterations to Ex House
33.952848 S; 18.854724 E
99 LOVELL LANE | Die Boord | Stellenbosch
Stellenbosch Local Municipality | WC

DRAWING NAME
1 SITE PLAN

OWNER NAME :

DATE :

SIGN :

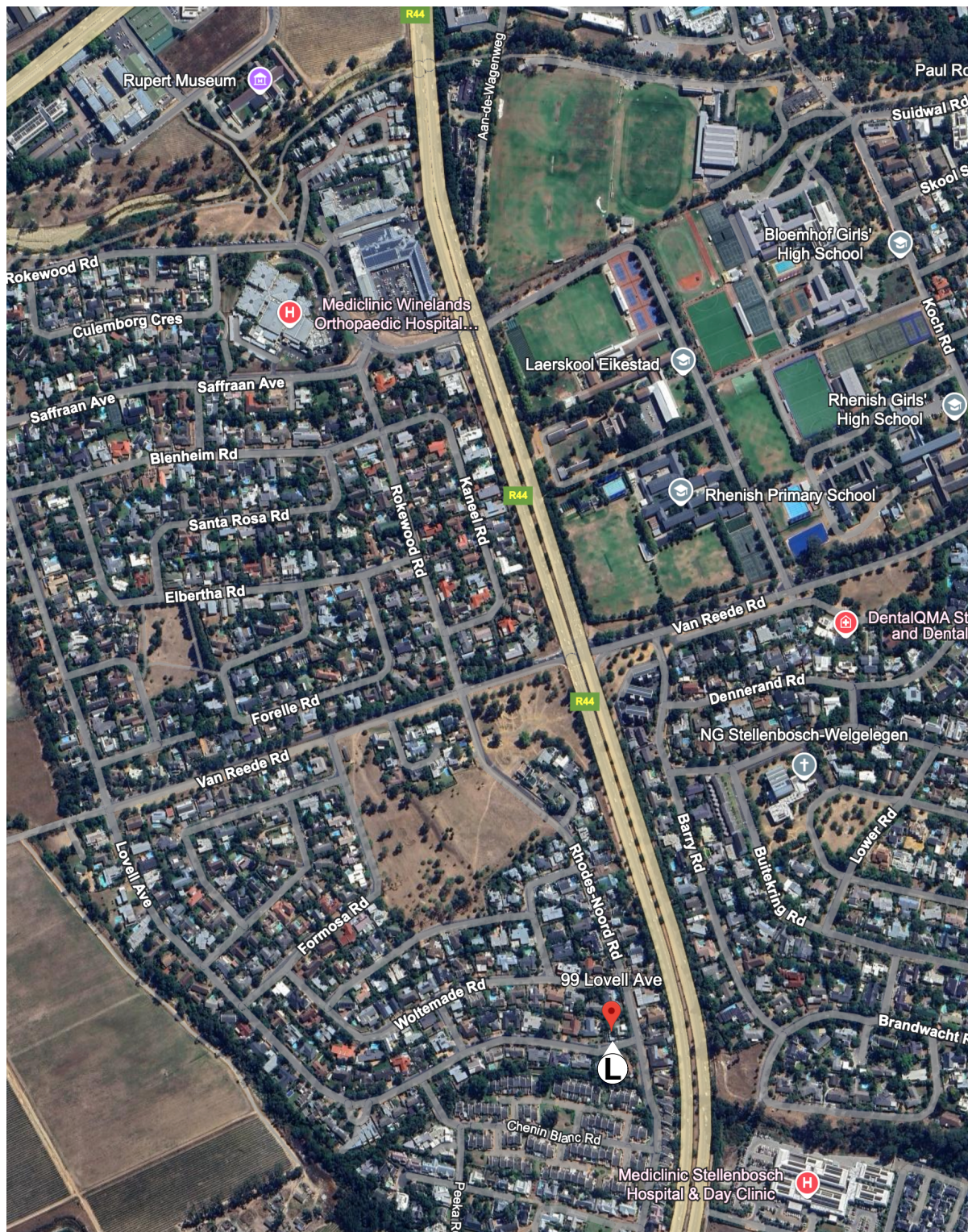
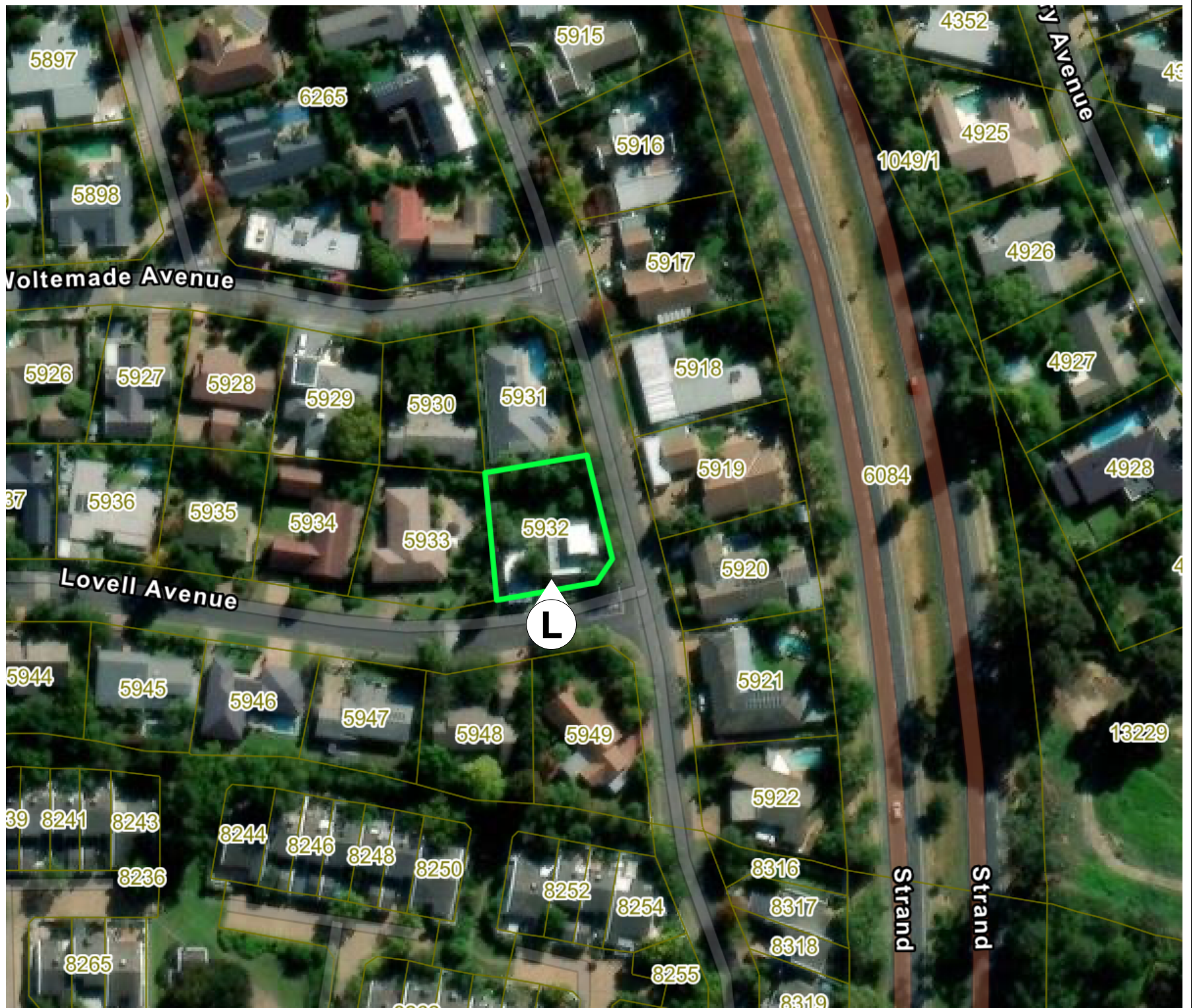
ARCHITECT NAME : **FRITZ THOMASHOFF PR ARCH**
REG NO : **SACAP 5198 / SAIA 7594**
DATE : **#Transmittal Set Date (of last Change)**
SIGN :

REV	ChID	CHANGE	DATE
01	Ch-01	GARAGE	2025/04/10
	Ch-02	GARAGE 3	
02	Ch-03	ISSUE FOR APPROVAL	2025/05/27

DRAWING SCALE : PAPER SIZE A3 - 297 X 210

DRAWING STATUS | DRAWING SET

APPROVAL | CONCEPT 3



L Application Location :
99 Lovell Str, Die Boord,
Stellenbosch 7600

2025/10/06

To whom it may concern

MOTIVATION FOR BUILDING LINE DEPARTURES : ERF 5932, STELLENBOSCH 99 LOVELL LANE

Executive Summary:

This application seeks approval for the relaxation of two building lines on Erf 5932, 99 Lovell Lane, Stellenbosch, to enable modest and functional alterations to the existing garage structure.

The proposal includes extending the garage forward to accommodate two enclosed parking bays and adding a third bay along the western boundary.

These adjustments are necessary to replace lost parking resulting from the conversion of a portion of the existing garage into staff accommodation.

The design has been developed to reduce impact on neighbouring properties, preserve existing trees, and maintain the architectural and visual character of the surrounding area.

The departures requested are limited in extent, and will improve the amenity and aesthetic quality of the house.

1. Proposed Departures

a. Street Building Line (Lovell Lane):

- Title Deed Building Line: 4.6 m
- Zoning Scheme Building Line: 4.0 m
- Proposed Building Line: 1.0 m

Purpose: To extend the existing garage forward to provide two enclosed parking bays and maintain the property's off-street parking provision.

b. Western Side Boundary (Adjacent to Erf 5933):

- Title Deed Building Line: 2.5 m
- Zoning Scheme Building Line: 2.3 m
- Proposed Building Line: 0.0 m

Purpose: To accommodate a third garage bay against the western boundary as part of the extended outbuilding.

2. Motivation

The proposed departures are motivated by both functional necessity and site-specific constraints that make alternative arrangements impractical.

2.1 Provision of Staff Facilities:

The property currently lacks any staff accommodation. The conversion of a portion of the existing garage into a staff room addresses this need while complying with the Stellenbosch Land Use Planning By-Law requirements for size, ventilation, and amenity.

2.2 Replacement of Lost Parking:

The conversion will result in the loss of two existing covered parking bays. To retain compliance with off-street parking requirements, the garage is proposed to be extended forward to within 1.0 m of the Lovell Lane boundary, allowing sufficient space for two enclosed bays. The extension will be

architecturally consistent with the existing dwelling and complementary to the surrounding streetscape.

2.3 Addition of a Third Garage Bay:

A third garage bay is proposed along the western boundary (Erf 5933), requiring a 0.0 m side building line departure. This location makes efficient use of a narrow strip of land otherwise unsuitable for landscaping or habitable use, thereby optimising site functionality.

3. Site Constraints and Design Considerations

Sunlight and Overshadowing:

Alternative positions for the proposed extensions were considered but rejected due to potential overshadowing impacts on the main dwelling and neighbouring properties, particularly during winter months. The proposed placement minimises this possible impact.

Access and Circulation:

The proposed garage extensions align with the existing driveway and service areas, providing efficient access and circulation without disrupting the main garden or entertainment areas.

Tree Preservation:

The proposed location allows retention of established mature trees elsewhere on the property, maintaining the site's natural character and ecological integrity.

Neighbour Impact:

The proposal has been designed to avoid any negative impact on neighbouring privacy, views, or amenity. The scale, height, and architectural treatment of the additions are consistent with the surrounding built environment.

4. Conclusion

The building line departures applied for are necessary to improve the living quality of the property and will have minimal impact on existing rights of neighbours, and will formalise the current parking area in front of the house. They support the functional and aesthetic improvement of the property without compromising the street, or the amenity of neighbours.

In summary:

- The departures are modest and consistent with precedents in the surrounding area.
- The development enhances the property's functionality and sustainability.
- The proposal protects mature vegetation and aligns with the architectural character of Lovell Lane.

I trust you will view the application in a positive light.

Yours sincerely,



Fritz Thomashoff

B ARCH (UP) PR ARCH MIARCH (PIA)
SAIA 7594 SACAP 5198 GBCSA THO-002

C 083 250 5114 | PTA 012 001 0181 | CPT 021 300 1394 | KNY 044 044 0129

Email studio design@thomashoffstudio.co.za