STELLENBOSCH
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Application Number: TP 1595/2026
Our File Reference Number: Erf 663, Le Roux, Franschhoek
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAI [redacted]

9 Gabriel Street
Cloetesville
Stellenbosch
7600

Sir / Madam

APPLICATION FOR A DEPARTURE ON ERF 663, LE ROUX - FRANSCHHOEK.

1. The above application refers.

2. The duly authorised decision maker **hereby decides** on the above application as follows.

3. That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Erf 663, Le Roux, Franschhoek.

   3.1. **Departure** in terms of Section 15(2)(b) of the said by-law, to relax the;

      3.1.1 1m common building line to 0m (adjacent to Erf 664) for the extension of the existing living room of the house, which will include a new stoep.

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

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

   4.1 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 Council or other legislation or Bylaws or Regulations that may be applicable.
   4.2 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.
   4.3 Building plans be submitted and approved by the Municipality prior to the commencing of any building works, which will only be approved when all relevant conditions of approval have been complied with.
   4.4 The development and building plans be generally in accordance with plans as referenced in Plan No.2026/003, drawn by F Manuel, dated 2026-01-11 attached as **Appendix A.**

4.5 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.

5 The reasons for the above decision are as follows:

5.1 The proposal is in keeping with the current residential land use of the subject property and surrounding properties.
5.2 The proposed extension to the living area, together with the new stoep, will not be out of character with the existing dwelling. The existing living area has already been constructed over the property boundary; therefore, any further extensions are likely to encroach beyond the prescribed building lines to maintain consistency with the existing house.
5.3 No objections were received from the neighbouring property owner, and the departure will not set an undesirable precedent or negatively affect the character of the area.
5.4 No municipal engineering services are impacted by the proposals.

6 Matters to be noted:

6.1 **None.**

7 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.

8 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.

9 **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**

10 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 **TP** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.

11 The appeal forms 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.

12 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.

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Plein Street, Stellenbosch, 7600 • PO Box 17, Stellenbosch, 7599
www.stellenbosch.gov.za

(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.

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

14 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.

29-10-2026

MANAGER: LAND USE MANAGEMENT
Chrizelle Kriel

Date

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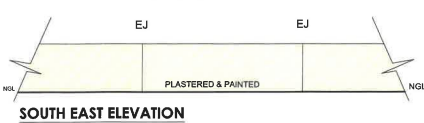
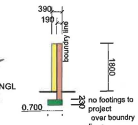
Appendix A:
Building Plan

NOTE
190mm BOUNDARY WALL WITH 390x590 BRICK PIERS 1.800M HIGH @ 2.800M C/C
BRICK PIERS PLASTERED & PAINTED BOTH SIDES BOTH SIDES

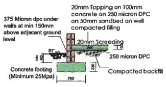


SOUTH EAST ELEVATION

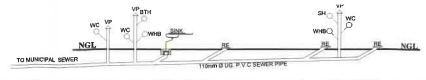


SECTION C-C
SCALE 1:100

LINE & WALL LEGEND
NEW BRICKWORK
EXIST BRICKWORK
DEMOLISHED BRICKWORK
NEW WINDOWS
EXISTING WINDOWS
BUILDING LINE
SEWER LINE
HIDDEN LINES
DEMOLISHING WORKS



FOOTING DETAILS
SCALE 1:20



COVER LEVEL	10	000	10	000	
INVERT LEVEL	9	221	9	550	
DEPTH		779		450	
DISTANCE			19732		
GRADIENT			1:60		

DRAINAGE SECTION
SCALE 1:100

FENESTRATION

NUMBER	SIZE	AREA
W1	1.800mm x 0.600mm	1.08
W2	1.500mm x 1.200mm	1.80
W3	1.500mm x 1.200mm	1.80
W4	0.600mm x 0.900mm	0.54
W5	1.200mm x 0.900mm	1.08
W6	1.500mm x 0.900mm	1.35
W7	1.500mm x 0.900mm	1.35
W8	1.200mm x 1.500mm	1.80
W9	1.200mm x 1.500mm	1.80
W10	0.600mm x 0.900mm	0.54
W11	1.200mm x 1.500mm	1.80
W12	1.200mm x 1.500mm	1.80
W13	1.500mm x 1.500mm	2.25
W14	1.200mm x 1.500mm	1.80
TOTAL WINDOW AREA		20.43
NETT FLOOR AREA		119.58
20% OF NETT FLOOR AREA		23.91

20.43m² < 23.91m²
WINDOWS COMPLY

CONSTRUCTION NOTES

ROOFING
IBR SINGLE LENGTH ROOF SHEETING AT 5 DEGREES ON 76 X 0MM PURLINS AT 900C/C ON 330 X 70MM LAMINATED RAFTERS AT 760MM C/C AS PER SANS 10400PART L, TABLE 12. ALL RAFTERS TIED EMBEDDED TO WALLS WITH 2R X 2.8MM GALV. M.S HOOP IRON BUILT 600MM ON TO CONCRETE AND SPIKE NAILED TO ALL RAFTERS. 150 MICRON UNDERLAY TO UNDERSIDE OF ROOF SHEETING WHEN REQUIRED. ALL TIMBERS USED IN CONSTRUCTION TO BE GRADE S.S.A.B. 'S APPROVED'.

ROOF ASSEMBLY	R - VALUE
IBR metal sheets	0.1
Sisalation 4 150 x K/W	0.85
135mm Think isotherm ceiling insulation	3.38
Gypsum ceiling 6.5mm	0.05
TOTAL R-VALUES	4.36

SPECIFIED ROOF ASSEMBLY & MATERIALS COMPLY WITH SANS 10400 XA-2011
REQUIREMENTS AS THE R-VALUE OF 3.71M.S K/W
EXCEEDS THE MINIMUM RSQUIRED R-VALUE FOR CLIMATIC ZONE 4 OF 3.71M.S K/W.

INSULATION
CEILING AND INSULATION IN ACCORDANCE WITH NBR PART 'T' AND PART 'L';
ROOF IN ACCORDANCE WITH NBR PART 'L';
WALLS IN ACCORDANCE WITH NBR PART 'K'

RAINWATER (SANS 10400, PART R)
APPROVED 115mm UPVC GUTTERS FIXED TO 228X32 SAP FASCIA AND 75MM DIAMETER DOWNPIPES. ALL WATER TO BE TAKEN FROM FOUNDATIONS.

STORMWATER (SANS 10400, PART R)
STORMWATER DOWNPIPES TO ROUTED WITH PRE CAST CONCRETE WATER CHANNELS TO ROAD STORMWATER SYSTEM. PIPES UNDER THE BUILDING TO BE CASTED WITH CONCRETE.

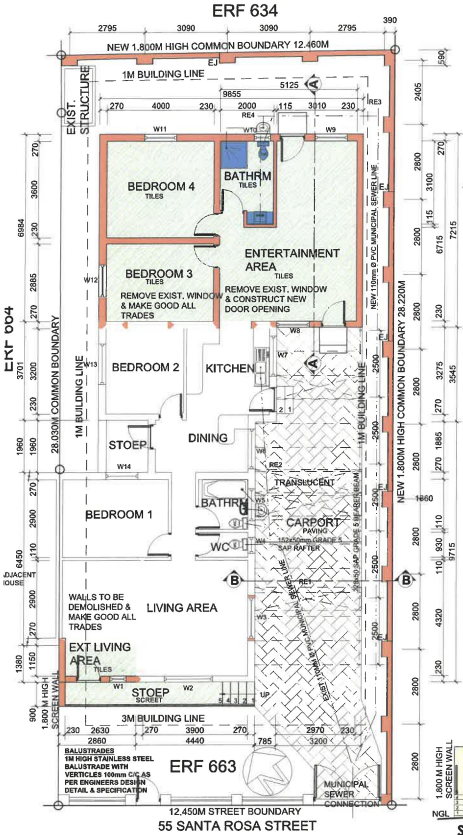
WALLS
ALL 230MM BRICKS WALLS TO BE BRICKFORCE TO NHBRC REQUIREMENTS. ALL WALL TO BE TIED WITH BRICKFORCE EVERY 4 COURSES TO NHBRC REQUIREMENTS.
D.P.C. TO BE PROVIDED UNDER THE WALLS.

LINTELS
PRE CAST PRE STRESSED CONCRETE LINTELS OVER ALL OPENINGS WITH A MINIMUM BEARING OF 230MM ON BOTH SIDES.

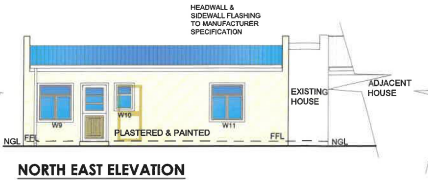
GLAZING
GLAZING TO EXT AND INTERNAL DOORS TO BE SAFETY GLASS
ALL GLAZING THICKNESS TO BE AS PER SANS 0400 SPECIFICATION FOR MAX PANEL SIZE FOR ANY GIVEN THICKNESS OF GLASS
GLAZING LOWER THAN 500mm FROM FINISH FLOOR LEVEL TO BE SAFETY GLASS.

DRAINAGE (SANS 10400, PART P)
110MM UPVC DRAINPIPE CONNECTED TO EXISTING SEWER . MIN FALL OF 1:60. MIN INVERT LEVEL OF 450MM.

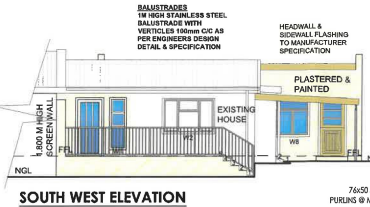
FOUNDATIONS
230MM WALLS TO BEAR ON 700 X 230MM CONTINUOUS CONCRETE STRIP FOUNDATION. NO FOUNDATION FOOTINGS TO PROJECT BEYOND SITE BOUNDARY



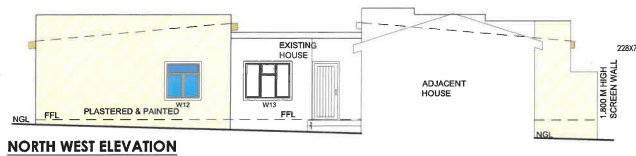
SITE AND FLOOR PLAN
SCALE 1:100



NORTH EAST ELEVATION
SCALE 1:100



SOUTH WEST ELEVATION
SCALE 1:100



NORTH WEST ELEVATION
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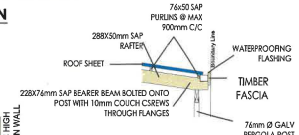


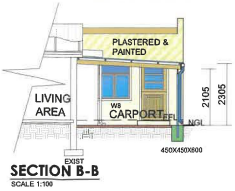
CARPORT GUTTER DETAIL
SCALE 1:20

CARPORT ROOF CONSTRUCTION
0.5mm ROOF SHEETING @ 5° SLOPE ON 76x50mm SAP PURLINS@ 900 C/C ON 152X50mm GRADE 7 SAP RAFTERS @ 900 C/C ON 228x50mm SAP GRADE 7 BEARER BEAM ON 76mmØ GALV MS PERGOLA POSTS FIXED INTO 450x450x600mm CONCRETE FOOTING

All rainwater to be disposed into road stormwater drains



SOUTH EAST ELEVATION
SCALE 1:100



SECTION B-B
SCALE 1:100

CEILING CONTRUCTION
9mm SKIMMED GYPSUM BOARD FIXED TO MONO TRUSSERS WITH 50x38mm GRADE S SAP BRANDERING @ 400mm C/C. 50mm ISOTHERM INSULATION BLANKET FITTED BETWEEN RAFTERS. 75mm GYPSUM CORNICE

ENTERTAINMENT AREA ROOF CONSTRUCTION
0.5mm ROOF SHEETING @ 5° SLOPE ON 76x50mm SAP PURLINS@ 900 C/C ON 330X70mm LAMINATED SAP RAFTERS @ 760 C/C EMBEDDED INTO WALLS WITH GALV HOOP IRON BUILD INTO BRICKWORK AT BOTH ENDS. ALLUMINIUM FLASHING TO BE APPLIED WHERE ROOF MEETS WALL.

HEADWALL & SIDEWALL FLASHING TO MANUFACTURER SPECIFICATION



SECTION A-A
SCALE 1:100

FLOOR CONSTRUCTION SPECIFIED ELSEWHERE

ORIENTATION
ORIENTATION AND SUN PROTECTION COMPLIES TO REGULATION XA OF SANS 204: 2011
ALL FOUNDATION IN ACCORDANCE WITH NBR PART 'B'.
CONCRETE SURFACE BEDS A''' ND BACKFILL IN ACCORDANCE WITH NBR PART 'B'.
ELECTRICAL INFRASTRUCTURE MAY EXIST ON THE PROPERTY OR IN ITS VICINITY. A WAY LEAVE SHALL BE OBTAINED FROM THE ELECTRICITY SERVICES DEPARTMENT BE FOR ANY EXCAVATION MAY COMMENCE.
A MINIMUM OF 3m TO ANY OVERHEAD MAINS CONDUCTORS SHALL BE MAINTAINED AT ALL TIMES

GLAZING
GLAZING TO EXT AND INTERNAL DOORS TO BE SAFETY GLASS
ALL GLAZING THICKNESS TO BE AS PER SANS 0400 SPECIFICATION FOR MAX PANEL SIZE FOR ANY GIVEN THICKNESS OF GLASS
GLAZING LOWER THAN 500mm FROM FINISH FLOOR LEVEL TO BE SAFETY GLASS.
ALL GLAZING TO COMPLY WITH REQUIREMENTS OF SANS 10137 AND 10400 PART N- ACCESS DOORS AND SIDE LIGHTS. WINDOWS LOWER THAN 500mm FROM FLOOR. WINDOWS LOWER THAN 1.800m ABOVE PITCH LINE OF STAIRS AND SHOP FRONT TO BE SAFETY GLASS AND CLEARLY INDICATED AS SUCH ON GLASS AS EYE LEVEL & GLASS >1m²

REVISIONS

DATE	DESCRIPTION	BY

AREA SCHEDULE

	AREA (m²)
ERF	349.00m²
EXISTING DWELLING	119.58m²
ADDITIONS TO EXISTING DWELLING	73.78m²
NEW CARPORT	56.25m²
TOTAL COVERED AREA	251.36m²
PERCENTAGE	72.02%

[redacted]
FRANSCHHOEK
ERF: 633

Project:
PROPOSED ADDITIONS ON ERF 633

Drawn by: F MANUEL	Date: 2026-01-11
Drawing: MUNICIPAL SUBMISSION	Scale @ A1: 1:100
PLAN Nr. 2026/003	CHECKED BY RCS

[redacted]