



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1286/2025

Our File Reference Number: Erf 714, Kylemore

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-M

Sir / Madam

APPLICATION FOR PERMANENT DEPARTURES: ERF 714, KYLEMORE

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
3. That the following application in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-law 2023, on Erf 714, Kylemore, for the following departures:
 - 3.1 To relax the common building lines from 2.5m to 0m (adjacent to Erf 713)
 - 3.2 To relax the street building line from 4m to 0.64m for the proposed ground and first-floor Additions, excluding the balcony.
 - 3.3 To relax the street building line from 4m to 1m for the proposed balcony, on the first floor over the street building line.

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 said Bylaw:
 - 4.1 The approval only applies to the proposed departure 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 setback for the balcony be in line with the zoning scheme and balustrade to be 1m away from the Erf boundary.

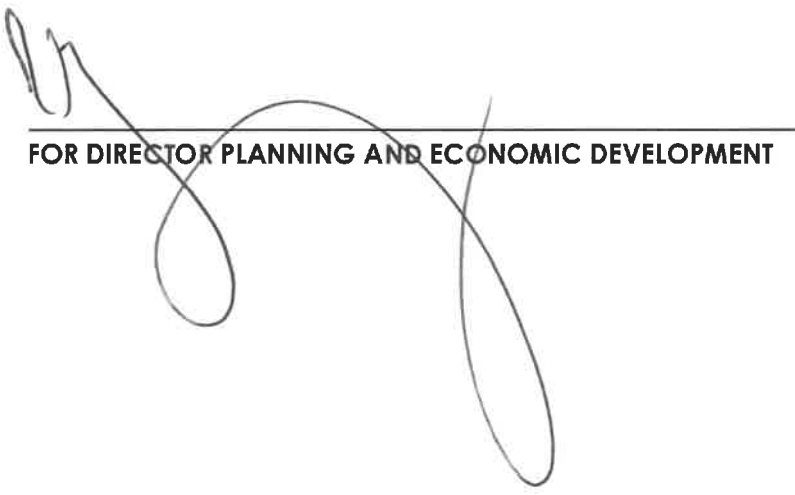
- 4.3 The development and building plans be generally in accordance with the site plan/floor layout plans as referenced on Drawing No. HH-KM122505120-1, Drawn by RCAD: Dated 13.10.2025 and attached as **Annexure B**.
- 4.4 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.
5. **The reasons for the above decision are as follows:**
- 5.1 The building lines do not detract from the area's character, given the small scale of the garage, scullery, and master bedroom with a balcony within the property.
- 5.2 The proposal is subsequently in line with the existing land use of the property and will not have a negative impact on the character of the surrounding area.
- 5.3 The proposed balcony will overlook the public street and the pedestrian walkway, thus ultimately undermining the character of the area and the reason for the 1m setback is considered in line with the zoning scheme under Section 55.2(f).
6. 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.
7. 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.
8. **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**
9. 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.
10. 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.
11. 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.

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

13. 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.

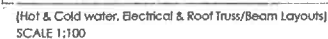
Yours faithfully



FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

7/7/2026.
DATE

(Hot water & Electrical calculations)

[illegible]

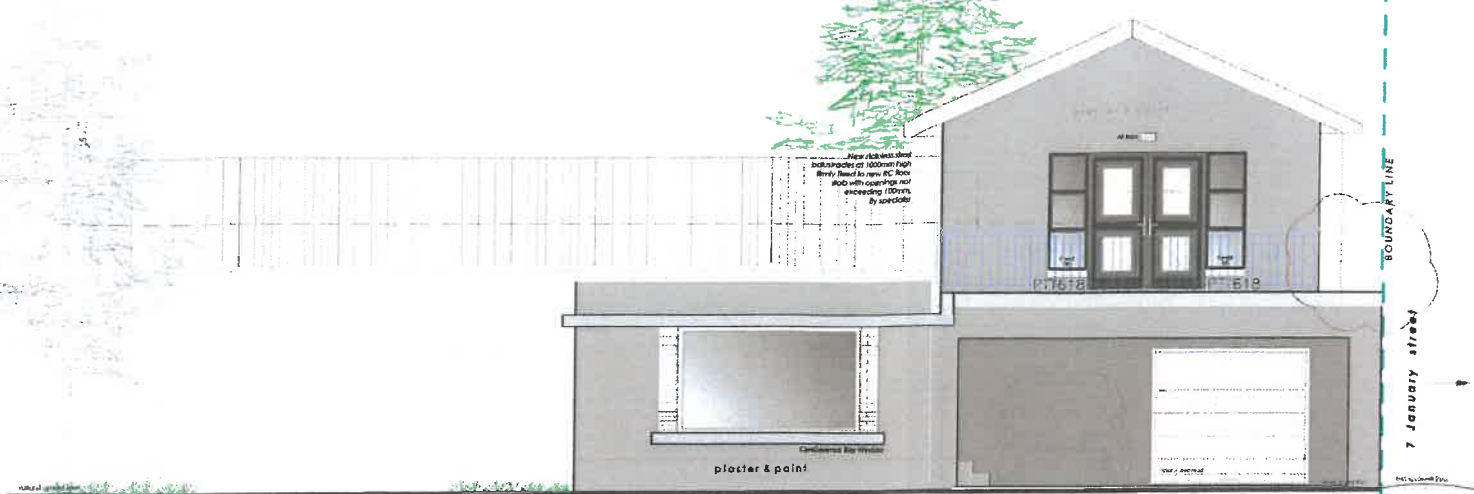


SOUTH - WEST ELEVATION
SCALE 1:100



SILVERGREY SATIN FBX

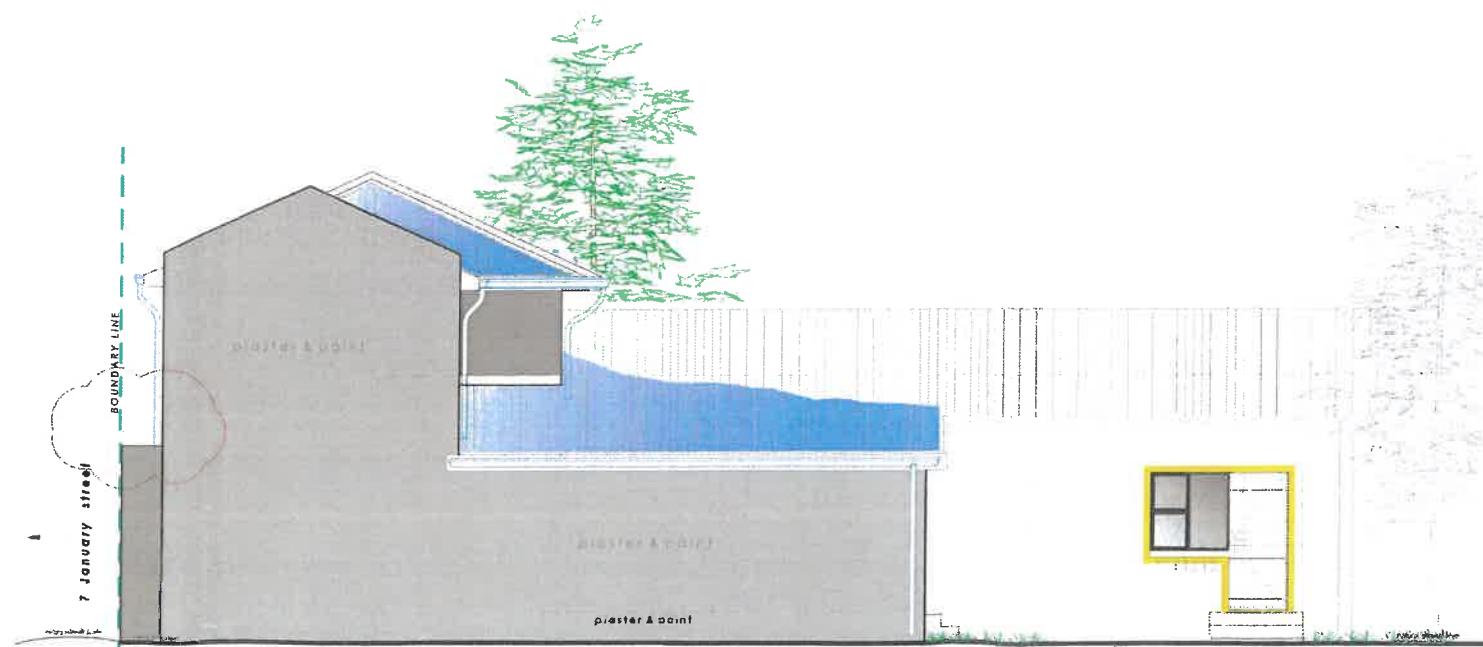
100% WEST LUMEN



NORTH - WEST ELEVATION
SCALE 1:100



NORTH - EAST ELEVATION
SCALE 1:100



SOUTH - EAST ELEVATION
SCALE 1:100

Portion of Existing vibrocrete/PC wall must be removed to accommodate New gable & 220mm thick external walls (not to encroach site boundary)

1. Client to provide and fix concrete levels and dimensions on site commencing and any other required to the architect.
2. Figure dimensions to be to actual measurements and a separate small scale drawing.
3. All work to be done in strict accordance with the Building Regulations and all requirements of the National Building Regulations of South Africa.
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NO.	DESCRIPTION	DATE	BY	CHECKED
1	PROPOSED ADDITIONS & ALTERATIONS TO EXISTING BUILDING	2024/01/10	AB	AB
2	PROPOSED ADDITIONS & ALTERATIONS TO EXISTING BUILDING	2024/01/10	AB	AB
3	PROPOSED ADDITIONS & ALTERATIONS TO EXISTING BUILDING	2024/01/10	AB	AB
4	PROPOSED ADDITIONS & ALTERATIONS TO EXISTING BUILDING	2024/01/10	AB	AB
5	PROPOSED ADDITIONS & ALTERATIONS TO EXISTING BUILDING	2024/01/10	AB	AB
6	PROPOSED ADDITIONS & ALTERATIONS TO EXISTING BUILDING	2024/01/10	AB	AB
7	PROPOSED ADDITIONS & ALTERATIONS TO EXISTING BUILDING	2024/01/10	AB	AB
8	PROPOSED ADDITIONS & ALTERATIONS TO EXISTING BUILDING	2024/01/10	AB	AB
9	PROPOSED ADDITIONS & ALTERATIONS TO EXISTING BUILDING	2024/01/10	AB	AB
10	PROPOSED ADDITIONS & ALTERATIONS TO EXISTING BUILDING	2024/01/10	AB	AB

Proposed ADDITIONS & ALTERATIONS TO EXISTING BUILDING on Erf. 714, 47 PC Petersen street, K1 - Stellenbosch

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FOR COUNCIL