



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1572/2026

Our File Reference Number: Erf 14812, 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 14812, STELLENBOSCH

1. The above application refers.

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

2.1 The application for a **permanent departure** in terms of Section 15 (2) (b) of the Stellenbosch Municipal Land Use Planning By-law, 2023 to enclose existing balcony thus relaxing the common building line from **1.5m to 0m** on (adjoining Erf 14811, Stellenbosch) on Erf 14812 Stellenbosch.

BE APPROVED in terms of Section 60 of the said By-law and subject to conditions of approval.

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

3.1 The approval only applies to the proposed application 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.

3.2 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.

3.3 Development be generally in accordance with the site plan, floor layout plan and elevation plan as referenced on drawing number SJ-001 | erf 14812 | dated January 2026 and drawn by L.Van Tonder and attached as **Annexure A**.

3.4 Building plans for all new structures and for all changes of use in the existing buildings be submitted and approved by the Municipality prior to the commencing of any building works, including the preparation of land, which will only be approved when all relevant (or qualified) conditions of approval have been complied with

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

4.1 The proposed permanent departure will facilitate the improved utilisation of the existing dwelling without materially altering the residential nature of the property or creating an undesirable precedent that would undermine the objectives of the Stellenbosch Zoning Scheme By-law.

4.2 The proposed permanent departure involves external alterations to an existing balcony to be enclosed. It is not expected to impact the surrounding area, obstruct views, or trigger any other land use considerations.

5. Matters to be noted:

5.1 None

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.

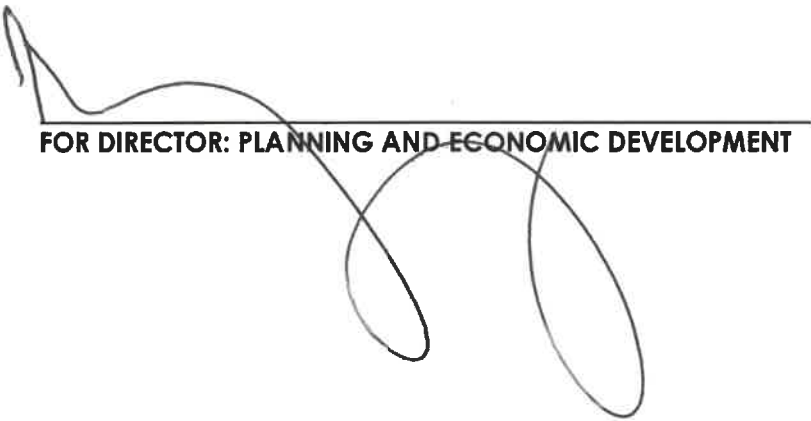
7. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.

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


DATE



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ANNEXURE A

SITE PLAN



1-100 North Elevation



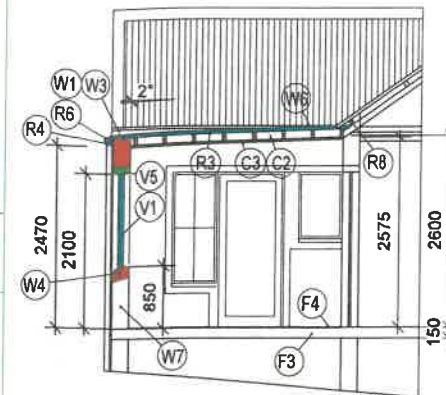
1-100 West Elevation



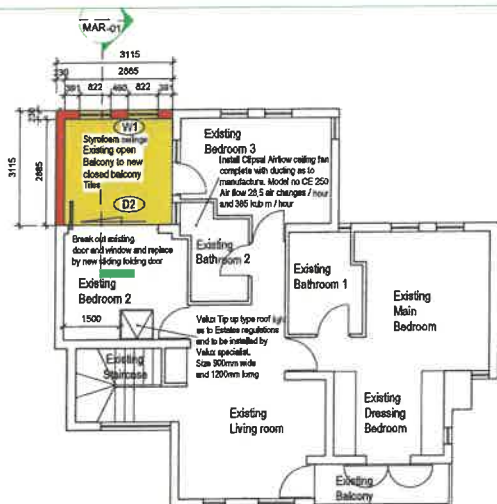
1-100 South Elevation



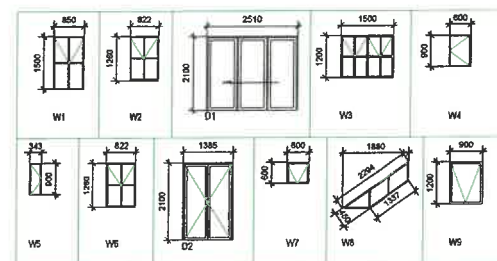
1-100 East Elevation



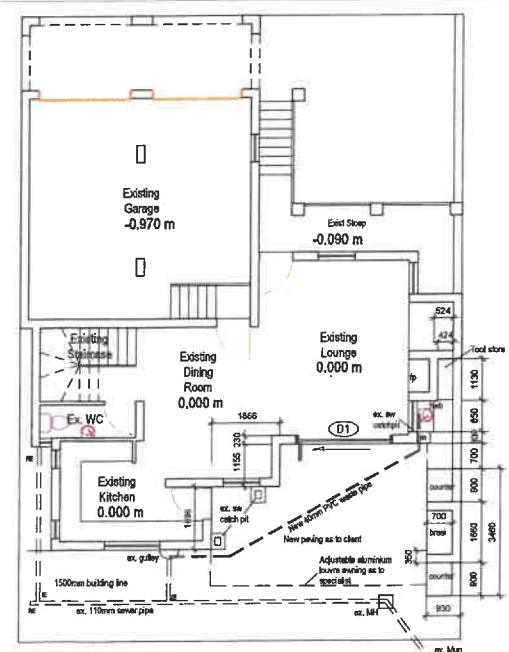
1-50 Section MAR-01



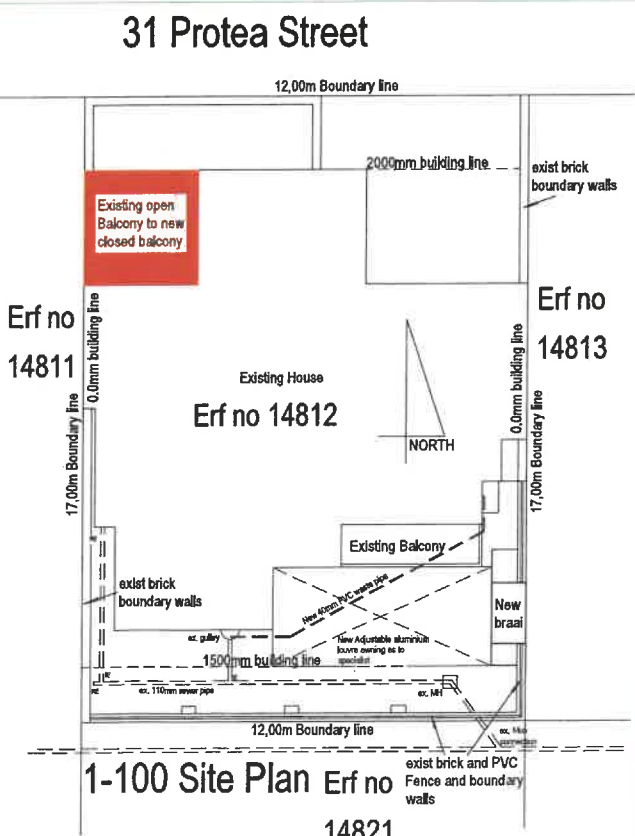
1-100 First Floor Plan



1-100 Window Schedule



1-100 Ground Floor Plan



1-100 Site Plan

SPECIFICATIONS

- F1 New foundations size are 600 x 250 mm for all walls. The strength to be 20Mpa.
F2 50mm Cement screed on top of concrete floor.
F3 Existing reinforced concrete slab.
F4 Floor tiles as to Owner's choice.
F6 100mm Pre-manufactured concrete slab as to Specialist.
W1 All exterior walls to be 230mm cavity walls with clay bricks, plastered and painted. Supply butterfly wire ties every 4th course at 600 mm centres and skin brick force every alternative 4th course. Walls to be plastered and painted. Colour to match complex.
W2 Walls to be 115 mm as indicated clay bricks to be plastered and painted. Supply brick force every 4th course.
W3 Brick force to be supplied between bricks in walls.
1) Every 4th brick course
2) One course under window sills
3) In the first and second course above windows and doors
4) The last 2 courses under wall plates
W4 Supply brick grip damp proof course under all walls, window sills, lintels and sides of windows and doors.
W5 Approved pre-stressed concrete lintels over all door, window and other openings. To be built in at least 300 mm into sides.
W6 All trusses to be tied into walls with 36 x 2,8 mm solid hoop iron. The ties must be built into wall 6 courses below wall plate.
W7 Existing brick wall.
W8 COROBRICK fire bricks lining as to sample by owner.
W9 Cowl to match existing as according to Estates Guidelines.
V1 All windows and sliding doors to be aluminium units. Windows with opening sections and dividers as to window schedule - all glass to be strictly according to NBR and the builder to supply SAGGA certificate for glass (SAGGA 021 558-3323). Window sills to be plastered and DPC to be installed in sills. Colour to be Gunpowder Plascon CODE: E28-6 as to guidelines.
C2 135 mm thick insulation on all ceilings to cover completely from wall to wall. Also supply sisalation on purlins.
C3 40mm Lambda Board or similar ceiling on 115 x 50mm SA Pine (Gr 5) beams at 400 mm centres. Ceiling to be painted white.
C4 19mm Pine quarter round cornice also painted white.
R3 Pre-painted 'Chromadeck' iron roof sheeting as Kiplok 700 Concealed fix on 115 x 50mm SA pine beams (gr 5) on maximum 400 mm centres. Supply flashing's to match sheeting.
R4 Gutters to be white extruded aluminium epoxy coated gutters and 75 mm PVC down pipes, painted the colour of the walls. Supply sufficient fixing brackets. All to match existing.
R5 Pre-painted 'Chromadeck' iron roof sheeting as Kiplok 700 Concealed fix on 75 x 50mm SA pine beams (gr 5) on maximum 400 mm centres. Supply flashing's to match sheeting.
R6 Fascia's to match existing to be painted.
R8 Top and Side wall flashing's to match roof covering.
N2 Natural ground level.
B1 22mm Shutter Board build in doors, shelves and side supports. All to be sanded down, holes to be filled and to be painted with WALL & ALL with small foam roller. Hinges and handles as to owner.
B2 Prep bowl complete with trap, plug, chain, taps and 40mm pvc drain pipes as to owners choice

GENERAL NOTES

1. All building work to comply with the current National Building Regulations and Building Standards (Act 1977).
 2. All building work to comply with relevant Municipal Regulations.
 3. All levels must be checked on site. Foundations excavations must be inspected by the Municipality before foundations can be poured.
 4. All stairs to comply with standards.
 5. Any discrepancies and queries must be directed to the Architect.
 6. Measurements on plans take preference over scaled measurements.
 7. The Contractor will be responsible for the correct setting out of the building. Any problems regarding the accuracy of pegs, lines etc, must be reported to the Architect.
 8. All electrical work and drainage must be done by registered sub-contractors.
 9. Foundations and boundary walls must not encroach over boundaries.
 10. Care must be taken with the excavations as not to damage any existing pipes, cables, etc.
 11. The Contractor must take care not to damage existing buildings, walls, etc.
 12. Glazing to be according to SABS 0137 and 1263.
 13. All consultants' specifications to be read in conjunction with this drawings.
- ### DRAINAGE NOTES
1. All bends and junctions in drain pipes to be fitted with IE's and marked covers.
 2. All waste pipe sanitary ware must be fitted with water seals.
 3. Pipes under paving and buildings must be encased in 300 mm concrete.
 4. Rainwater down pipes to be at least 2450 mm from gullies.
 5. A toilet must be accessible to workers.
 6. Rodding eyes (RE's) must be encased in 300 x 300 mm concrete blocks and be supplied with marked covers.
- ### Energy Notes:
- 1) All hot water pipes to be insulated into walls
 - 2) 50% of all hot water must either be from solar power geyser or heat pump

Development data

Area of site	204 m ²
Exist Garage	41.73m ²
Exist House Ground floor	59.44m ²
Exist Covered stoeps	12.98m ²
New Braai, prep, store	4.32m ²
New Adjustable Louvre's	10.29m ²
Exist House First floor	90.77m ²
Exist Balcony	4.30m ²
Exist Balcony new enclosed	9.70m ²
Coverage	
128.76 x100	= 63.12%
204	
Bulk	
201.64	= 0.99
204	

PROJECT TITLE:

Additions and alterations to existing house for S and J Marais on Erf no 14812, 31 Protea Street, Welgevonden Estate, Stellenbosch.

DWG TITLE:

Site plan, Ground floor plan, First floor plan, Elevations, Sections and Development data

DWG NO:	REV:
SJ-001	(01) 01-2026

DATE:	SCALE:
2026-01	1:100

DRAWN BY:	DRAUGHTSMAN
L VAN TONDER	REG NO:
	SACAP: 6242

OWNER SIGNATURE:

[Signature]

ARCHITECT SIGNATURE:

[Signature]

