



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1599/2026

Our File Reference Number: Erf 1814, Franschhoek

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 A PERMANENT DEPARTURE ON ERF 1814, FRANSCHHOEK

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(s) in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw 2023, on Erf 1814, La petite Provence, Franschhoek for a departure:
 - 2.2 To relax the common building line from 2m to 1.355m (adjacent to Erf 1851) to regularise the existing covered patio.

BE APPROVED in terms of Section 60 of the said Bylaw 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 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.
 - 3.2 Building plans be generally in accordance with the site plan/floor layout plan as referenced as Drawing No: 26534-RES-AR100-01, Drawn By Sheridan Architecture & Landscaping, Dated March 2026, as **Annexure B**.
 - 3.3 A contravention penalty in accordance with the prevailing and applicable Council tariffs in respect of the unlawful utilisation of land is payable within 30 days from the date of final

notification that the approval comes into operation and prior to the approval of any building plan.

3.4 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.

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

4.1 The scale and nature of the existing development will not compromise the character of the surrounding landscape.

4.2 The covered patio at the rear of the property will not negatively impact the aesthetic appearance of the structure, the property itself, or the surrounding environment. Additionally, the primary use of the property will remain residential.

4.3 A penalty for contravention is applicable, as the porch has already been constructed beyond the established building lines.

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.

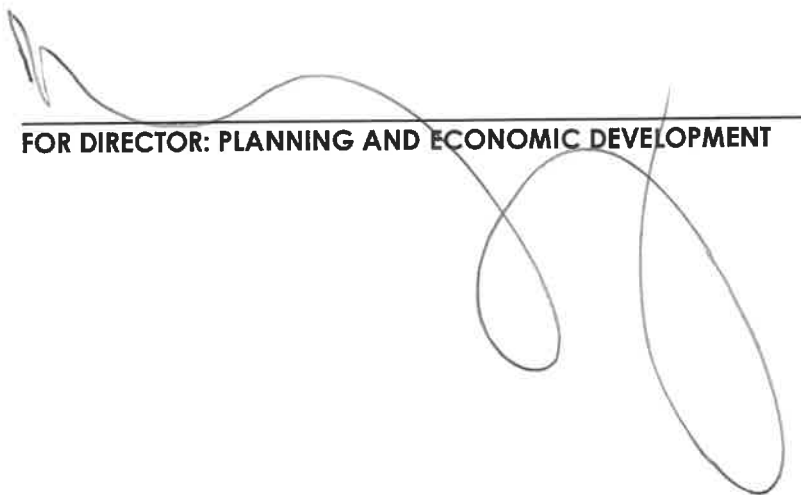
11. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:

- (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



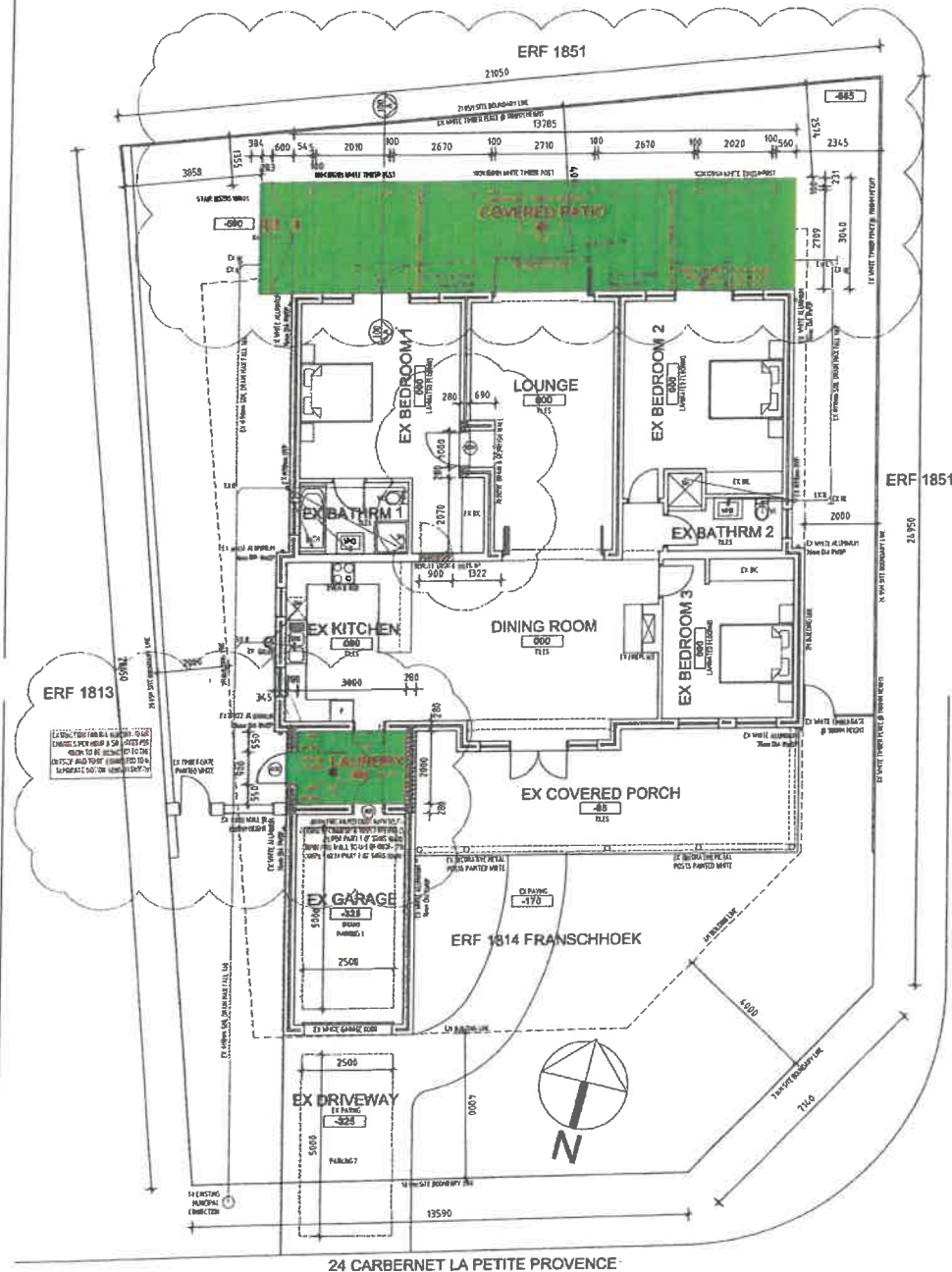
FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

10/6/2026.

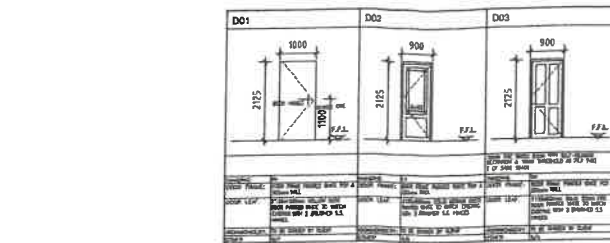
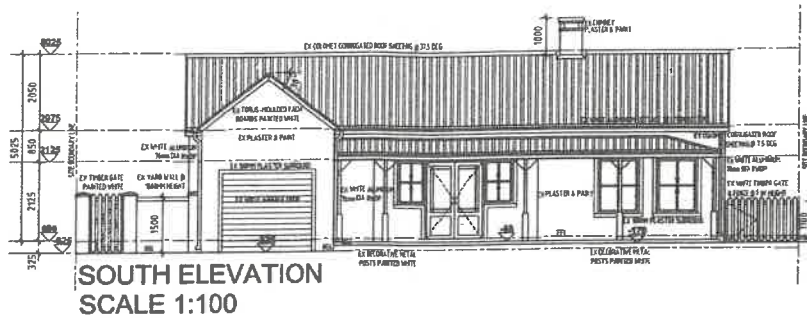
DATE

- NOTES:
- The design on this drawing is copyright and remains the property of Sheridan Architecture.
 - All work to be carried out in strict accordance with local authority requirements, National Building Regulations, and the S.A.B.S standards.
 - This drawing may not be scaled. Only figured dimensions and levels may be used.
 - All relevant details, levels, dimensions must be checked on site before commencement of work. Any discrepancies to be reported to the Architects office immediately.

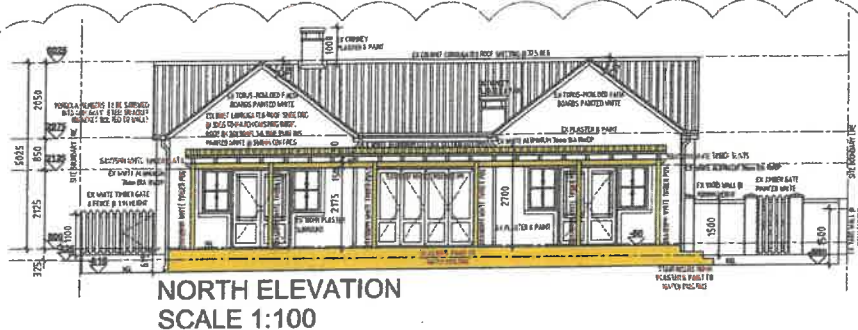
Rev. In. Date. Description of Revision
01 LS 13-03-2028 ISSUED FOR CLIENT APPROVAL
01 LS 13-03-2028 ISSUED FOR HOA & COUNCIL APPROVAL



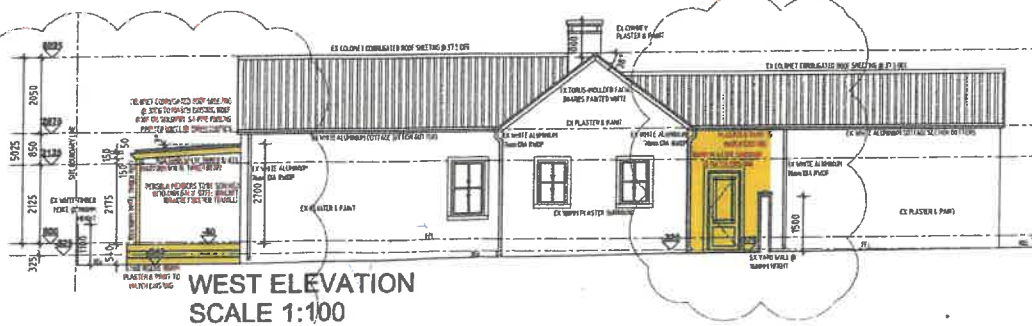
GROUND FLOOR PLAN
SCALE 1:100



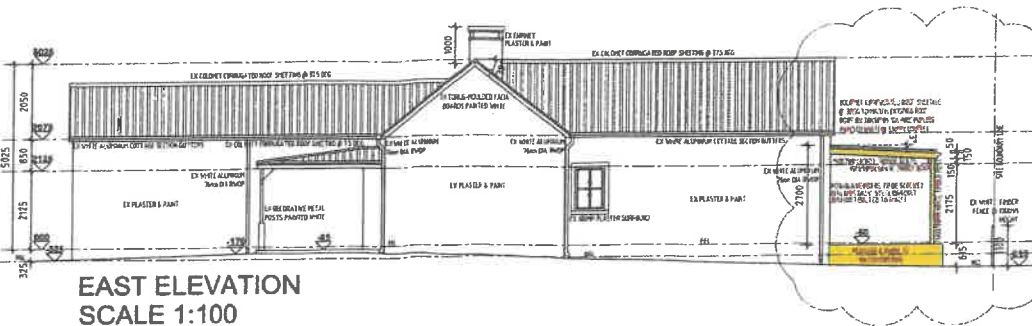
SOUTH ELEVATION
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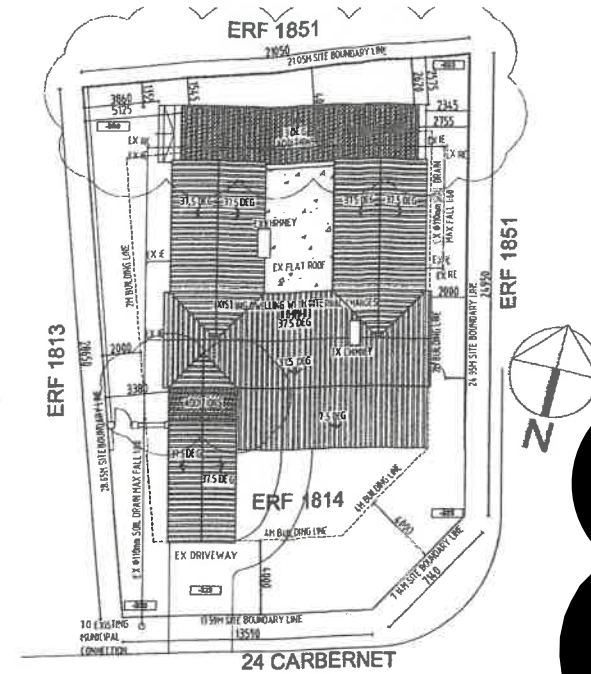
NORTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



SITE PLAN
SCALE 1:200

CONSTRUCTION NOTES:

Stairs and balustrades: SABS 0400 Part M
Treads and risers as shown on Architect's plans and sections. Risers to be 180mm max.
Treads to be 250mm min. Treads and risers as per Architect's detail drawings. Handrails to be min. 700mm. Balustrade walls and railings to be min. 1000mm high as indicated on Architect's elevations and sections. No opening in balustrades to be more than 100mm.

Brick reinforcing:
Brickforce steel wire reinforcing to be installed in every corner of foundation brickwork for minimum 500mm and every 24 inches thereafter. Brickforce to be installed in every corner below ground slab where brick wall is 100mm or shown on detail sections. Brickforce over lintels as shown on Architect's detail sections.

Ceilings and Cornices:
100% Moulded Gypsum Boardboard ceiling panels on 38x38mm SA Pine in underlayment provided at right angles to roof rafters. Ceiling to be between exposed rafters, but 1200mm max. Finish with fibreglass plaster. Cornice to be 25x25mm timber batten building cornice securely fixed to rafters. Cornice to be single length across ceiling and jointed at corners with mitred joints only. All concrete wall slab soffits to be smooth plastered where indicated.

External finishes:
Install brick paving around building as shown on Architect's plans, laid to fall away from building.

Internal finishes:
All tiles, carpets, fillings and finishes to be approved by client.

Plasterwork:
All internal plasterwork to be min. 20mm. Text plaster panel to client's satisfaction. External plaster to be as per Home Owners Association guidelines and client's approval.

Glazing: SABS 0400 Part N
All glazing to be clear unless otherwise specified in Architect's details and schedules and thickness as indicated in the following:
Windows: 6mm, 12mm, 15mm, 18mm, 20mm, 25mm, 30mm, 35mm, 40mm, 45mm, 50mm, 55mm, 60mm, 65mm, 70mm, 75mm, 80mm, 85mm, 90mm, 95mm, 100mm, 105mm, 110mm, 115mm, 120mm, 125mm, 130mm, 135mm, 140mm, 145mm, 150mm, 155mm, 160mm, 165mm, 170mm, 175mm, 180mm, 185mm, 190mm, 195mm, 200mm, 205mm, 210mm, 215mm, 220mm, 225mm, 230mm, 235mm, 240mm, 245mm, 250mm, 255mm, 260mm, 265mm, 270mm, 275mm, 280mm, 285mm, 290mm, 295mm, 300mm, 305mm, 310mm, 315mm, 320mm, 325mm, 330mm, 335mm, 340mm, 345mm, 350mm, 355mm, 360mm, 365mm, 370mm, 375mm, 380mm, 385mm, 390mm, 395mm, 400mm, 405mm, 410mm, 415mm, 420mm, 425mm, 430mm, 435mm, 440mm, 445mm, 450mm, 455mm, 460mm, 465mm, 470mm, 475mm, 480mm, 485mm, 490mm, 495mm, 500mm, 505mm, 510mm, 515mm, 520mm, 525mm, 530mm, 535mm, 540mm, 545mm, 550mm, 555mm, 560mm, 565mm, 570mm, 575mm, 580mm, 585mm, 590mm, 595mm, 600mm, 605mm, 610mm, 615mm, 620mm, 625mm, 630mm, 635mm, 640mm, 645mm, 650mm, 655mm, 660mm, 665mm, 670mm, 675mm, 680mm, 685mm, 690mm, 695mm, 700mm, 705mm, 710mm, 715mm, 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