



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1411/2025

Our File Reference Number: Erf 7765, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL [REDACTED]

Sir / Madam

APPLICATION FOR PERMANENT DEPARTURE: ERF 7765, STELLENBOSCH

1. The above application refers.

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

2.1 That the application for a permanent departure in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 to permit the following on Erf 7765, Stellenbosch:

- 2.1.1 To relax the common building line from 1.5m to 0m) adjoining Erf 7743, Stellenbosch)
- 2.1.2 To relax the street building line from 2m to 1.2m (Crombie Street).
- 2.1.3 To increase the coverage from 70% to 72%.

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

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

2.2.1 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.

2.2.2 The development and building plans be generally in accordance with the site plan, floor plans & section as referenced on Drawings No. 2025/31/01, dated January 2026 and drawn by D Lakey attached as **annexure A**.

2.2.3 Building plans must be submitted for all work, as well as changes of use of the existing buildings/structures and which building plan/s must be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.

2.2.4 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.

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

3.1 The increase of the coverage is minimal and will not undermine or be detrimental to the character of the surrounding residential area.

3.2 The proposal is in keeping with the current residential land use of the subject property.

3.3 The relaxation of the applicable building lines will not undermine or be detrimental to character of the surrounding residential area.

4. 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.

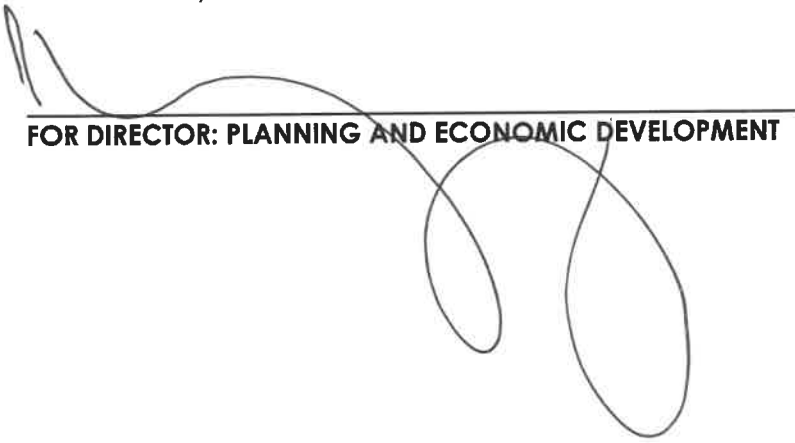
5. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.

6. **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**

7. 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.

8. 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.
9. 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.
10. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
11. 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

19/3/2026.
DATE



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ANNEXURE A

SITE PLAN

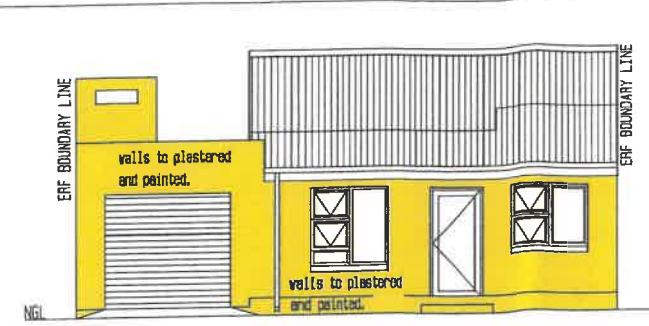
WINDOW/DOOR NUMBER	W1	W2	W3	D1	D2	D3
QUANTITY	1	2	1	1 LH	1	1 RH
FINISH	STANDARD ALUMINIUM TOP HUNG WINDOW AS BY ALUMINIUM SPECIALIST.	STANDARD ALUMINIUM TOP HUNG WINDOW AS BY ALUMINIUM SPECIALIST.	STANDARD ALUMINIUM TOP HUNG WINDOW AS BY ALUMINIUM SPECIALIST.	STANDARD ALUMINIUM SINGLE DOOR WITH SIDE WINDOW AS BY SPECIALIST OR SIMILAR APPROVED.	STANDARD MADE SECTIONAL ALUMINIUM HORIZONTAL GARAGE DOOR.	STANDARD MERANTI SINGLE DOOR SUPPLY BY CAPE CULTURE OR SIMILAR APPROVED.
GLASS	SAFETY GLASS AS PER NBR N SABS 0400 AND SABS RECOMMENDATIONS 1037 & 1060.	SAFETY GLASS AS PER NBR N SABS 0400 AND SABS RECOMMENDATIONS 1037 & 1060.	SAFETY GLASS AS PER NBR N SABS 0400 AND SABS RECOMMENDATIONS 1037 & 1060.	SAFETY GLASS AS PER NBR N SABS 0400 AND SABS RECOMMENDATIONS 1037 & 1060.	NONE	NONE



1:100 STREET BOUNDARY WALL ELEVATION



1:100 NORTH ELEVATION



1:100 WEST ELEVATION



1:100 EAST ELEVATION

Standard galv. TBR. roofsheets 3 degrees on 76x50mm SA Pine purlins at 1000mm c/c on Sisalation 420 underlay on 152x50mm SA Pine timber beams (grade 6) at 1000mm c/c min. built into wall both sides. Ends wrapped in builders plastic. 250x100mm Seamless aluminium box gutter. Parapet wall to be adequately waterproofed by means of flashing & counter flashing.

700x250mm concrete strip foundation.

Note: No part of construction may encroach the erf boundary.

Galv. flashing and counter flashing.

3 degrees

1000

EXISTING LIVING RM.

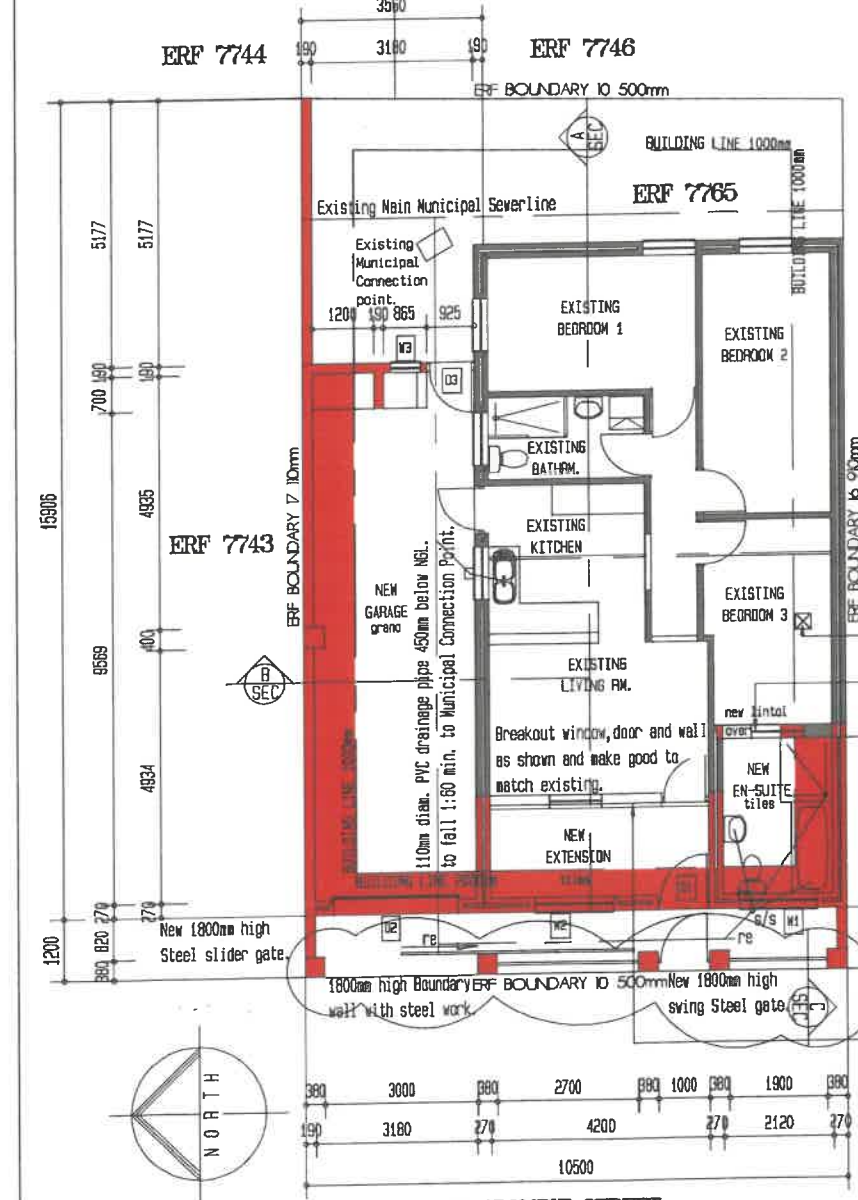
NEW GARAGE

770x250mm concrete strip foundation.

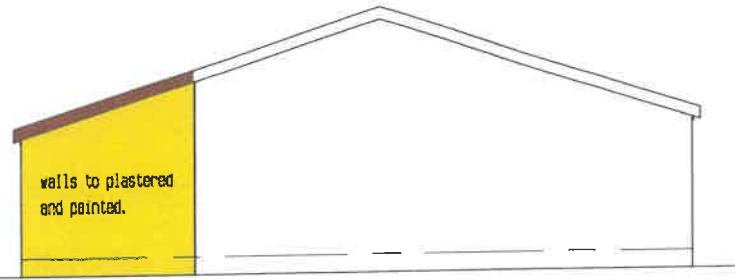
existing conc. strip foundation

1:100 SECTION BB

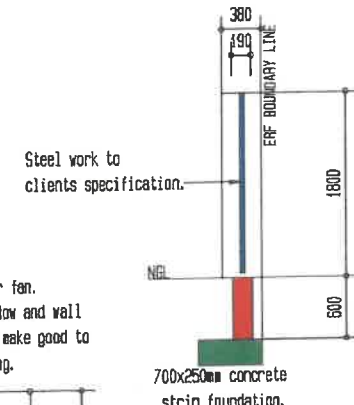
AASHTO and SABS 0400 to match existing.



1 : 100 SITE- & GROUND FLOOR PLAN



1:100 SOUTH ELEVATION



1:50 SECTION C

FENESTRATION CALCULATIONS:	
Zone	4
U-Value	1.4
SHGC	0.13
Building Orientation N S (longer axis)	
Nett floor area	37,4 x 20/100
20% (glazing)	7,48m2
Fenestration provided	
M1x1 - 1.80	
D1x1 - 2.10m2	
M2x1 - 2.25m2	
Total-	6.15m2
Comply with the minimum Energy Performance Requirements	

NOTES:

INSULATION: Class A1 fire rating, 135mm thick thick pink Aerolite insulation with a minimum R value of 3.7m2 K/W to all ceilings.

PROVIDE GLASS WOOL PIPING INSULATION WITH A WALL THICKNESS OF NOT LESS THAN 25mm AND A MINIMUM R VALUE OF 1.0m2 TO ALL HOT WATER PIPES.

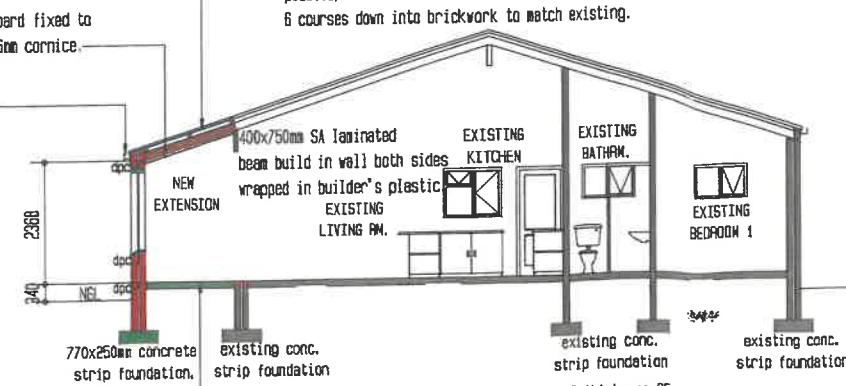
4.3.2 HOT WATER SERVICES:

4.3.2.1 A MINIMUM OF SIX BY VOLUME OF THE ANNUAL AVERAGE HOT WATER HEATING REQUIREMENT SHALL BE PROVIDED BY MEANS OTHER THAN ELECTRICAL RESISTANCE HEATING, INCLUDING BUT NOT LIMITED TO, SOLAR HEATING, HEAT PUMPS, HEAT RECOVERY FROM OTHER SYSTEMS OR PROCESSES.

4.3.2.2 THE SOLAR WATER SYSTEMS SHALL COMPLY WITH SANS 1307 AND SANS 10106, BASED ON THE THERMAL PERFORMANCE DETERMINED IN ACCORDANCE WITH THE PROVISIONS OF SANS 6211-1 AND SANS 6211-2. THE INSTALLATION THEREOF SHALL COMPLY WITH SANS 10254.

6.4mm Rhinobond ceiling board fixed to 38x38mm bracking with 76mm cornice.

110x75mm PVC gutter fixed to 225x15mm nutec-cement fascia board.



1:100 SECTION AA

Floor finish on screed total thickness 35mm on 100mm thick conc. surface bed on Gunplas USB Green dpm on 50mm clean sand on well compacted fill in layers of max. 150mm compacted to 100% MOD, AASHTO and SABS 0400 to match existing.

ALLE TEKENING EN AFMETINGS MOET NAGESIEN EN VERGELYK WORD VOOR MATERIAAL BESTEL EN ENIGE BOUWERK BEGIN WORD. VERSKILLE MOET DADELIK ONDER DIE AANDAG VAN ARGITEK GEBRING WORD. KOPIEREG WORD VOORBEHOUD OP ALLE TEKENING EN ONTWERP

ALL DRAWINGS AND DIMENSIONS MUST BE CORRELATED BEFORE ANY MATERIALS ARE ORDERED OR BUILDING WORK COMMENCES. ANY DIFFERENCES MUST BE BROUGHT UNDER THE ATTENTION OF THE ARCHITECT IMMEDIATELY. COPYRIGHT IS RESERVED ON ALL DRAWINGS AND DESIGNS

REV.	DATE	DESCRIPTION
A	21/01/2025	UPDATE DRAWINGS FOR MUNICIPAL AMENDMENTS SEE CLOUDS.

DEVELOPMENT DATA:	
SITE AREA	179sqm
NEW ADDITIONS:	17sqm
NEW EXTENSION	36sqm
NEW GARAGE	53sqm
TOTAL	53sqm
EXISTING DWELLING	75sqm
OVERALL TOTAL	128sqm
COVERAGE SQM	128sqm
EXISTING COVERAGE	42%
NEW COVERAGE	30%
TOTAL	72%

D LAKEY
DRAUGHTING SERVICES

CELL: [REDACTED]

SKEMA / PROJECT

NEW ADDITIONS FOR KEENAN JACOBS
28 CROMBIE STREET, ERF 7765
CLOETESVILLE, STELLENBOSCH

TEKENING / DRAWING

MUNICIPAL DRAWINGS
PLANS, SECTIONS,
ELEVATIONS & WINDOW
& DOOR SCHEDULES
FENESTRATION

DESIGNED	REV.	TEKENING Nr. DRAWING No.	
D. LAKEY	A	2025/31/01	
SCALE	DATE	CHECKED	ISSUED
AS SHOWN	JAN. 2025		