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Reference: 15/4/1(16378) P
Date: 07 October 2026

KZ/JA

Mr. L & R Julies
1 Berlioz Street
GROENHEUWEL
PAARL
7646

Sir / Madam

APPLICATION FOR PERMANENT DEPARTURE OF BUILDING LINES: ERF 16378, PAARL

Your above-mentioned application (Collaborator Reference 2286111), refers.

1. **Approval** has been granted in terms of Section 60(1)(a) Of the Drakenstein Municipality Land use Planning Bylaw of 2018 to allow the following:
 - 1.1 Proposed new covered Stoep by relaxing the 1.5m northern common boundary building line and the 4.5m street boundary building line to 0.00m; and
 - 1.2 Proposed new braai encroaching the 1.5m southeastern common boundary building line to 0.00m.
2. The approval mentioned in Paragraphs 1.1 to 1.2 above are subject to the following conditions, laid down in terms of Section 66 Of the Drakenstein By-law on Municipal Land use planning, 2018:
 - 2.1 Any further amendments to the application are subject to the relevant approval;
 - 2.2 No new buildings are to be erected or existing structures altered without the approval of building plans by Council;
 - 2.3 This approval applies only to the departure in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements; and
 - 2.4 Council reserves the right to impose further conditions in future if deemed necessary.

3. The following be regarded as the reasons for the decision:

- 3.1 The proposal is in keeping with the general development trend in the area, and the proposal at hand will not detract from that character;
- 3.2 The proposal is of such a nature that it is not expected to negatively impact the existing surrounding land uses;
- 3.3 Given the location of the proposed covered stoep and braai, the proposed additions is not expected to have a significant negative impact as it will form part of the property as a whole;
- 3.4 There are similar examples of building line encroachments in the area, including covered stoeps, braai's and other structures, therefore the proposal at hand will not alter or detract from the character of the area;
- 3.5 The proposed additions are within the maximum permissible height restrictions and should not contribute to any intrusive visual impacts onto the neighbouring property;
- 3.6 The application is not expected to negatively impact on the health, safety and well-being of the surrounding community;
- 3.7 The application is for the utilization of existing infrastructure to exercise a land use activity which is in-line with town planning principles and norms; and
- 3.8 The proposal is considered to be consistent with the Drakenstein Spatial Development Framework.

Your attention is drawn to the general right of appeal to the Executive Mayor being the Appeal Authority in terms of Section 79(3) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, by any person whose rights are affected by the decision, within **21 days** of notification of decision.

This **provisional approval** is therefore suspended until further notice. Please also notify (**email or per hand**) the **surrounding property owners** who were notified of the application during the initial public participation process and **the objectors**, including property owner of Erf 16371 Paarl, (C Suse) and Erf 16370 (K Arendse) of their right of appeal – proof of notification **must** be provided.

Should there be any appeals against the decision, **the application title (heading) must** be used as reference. The appeal procedures are set out in Section 80 of the above-mentioned bylaw (attached).

Your attention is drawn to the fact that all correspondence must be directed to the City Manager and also sent via our official email address.

Yours faithfully



H. G. STRIJDOM (PR. PLN A/1058/1998)
SENIOR MANAGER: LAND DEVELOPMENT PLANNING