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Enquiries: Mr. C. Petersen
Contact number: 021 807 6351
Reference: 15/4/1 (21734) P
Date: 29 October 2026

F Benjamin
26 Dabhat Close
Paarl
7646

Sir / Madam

APPLICATION FOR DEPARTURE FROM LAND USE RESTRICTION: ERF 21734 PAARL

Your building plan application with reference no. 2273894 refers.

You are herewith notified that the Authorised Employee of Drakenstein Municipality approved the following applications in terms of Section 60(1)(a) of the Drakenstein By-law on Municipal Land Use Planning, 2018:

1. Application for departure from land use restriction in order to exceed the maximum permissible coverage of 60% to 78.69%, applicable to Erf 21734 Paarl;
2. Application for departure from land use restriction in order to develop a proposed swimming pool closer than 1m from the western street boundary to 9.15m, applicable to Erf 21734 Paarl;
3. Application for departure from land use restriction in order to develop a proposed first floor balcony, new study room, new bathroom and new bedroom 1 by encroaching the 1.5m eastern common boundary building line to 1.47m, applicable to Erf 21734 Paarl; and
4. Application for departure from land use restriction in order to develop a proposed first floor en-suit and walk-in closet by encroaching the 2.0m western street boundary building line to 0.0m, applicable to Erf 21734 Paarl.

Reasons for the above decision are as follows:

- No objections were received against the application; and
- The proposed building work will have little to no impact on the existing built environment.

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 By-law on Municipal Land Use Planning, 2018, by any person whose rights are affected by the decision, within **21 days** from the date of the registration of the letter. **This approval is therefore suspended until further notice.**

Yours faithfully,

H. G. STRIJDOM
SENIOR MANAGER: LAND DEVELOPMENT MANAGEMENT