



Enquiries: C Petersen
Contact number: 021 807 6351
Reference: 15/4/1 (23682) P
Date: 20 February 2025

CP/JA

Petrus JS Olivier
205 Main Road
Hoog-En-Droog
PAARL

stehann@diecaap.co.za

Sir

APPLICATION FOR PERMANENT DEPARTURE IN TERMS OF SECTION 15 (2)(b) OF THE DRAKENSTEIN BYLAW ON MUNICIPAL LAND USE PLANNING, 2018: ERF 23682 PAARL

Your above-mentioned application (Collaborator Reference 2142434) refers.

1. **Approval** has been granted in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, in order to develop a proposed new outhouse for use as a toilet and a proposed new pergola extension with flat solar panels on top, by relaxing the 4.5m eastern street boundary building line to 1.408m (**Annexure B**);
2. The approval mentioned in Paragraph 1 above be 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 No new buildings are to be erected or existing structures altered without the approval of building plans by Council;
 - 2.2 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
 - 2.3 That 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 has little to no impact on surrounding properties;



- 3.2 Given the location of the proposed new outhouse and pergola extension, the proposal has little to no negative impact on the privacy of the surrounding neighbours and built environment;
- 3.3 The proposed development is not anticipated to result in a significant increase in general day-to-day noise levels, except for temporary disturbances during the construction phase; and
- 3.4 The application is merely for the construction of an outhouse which consists of a toilet and pergola extension with flat solar panels on top.

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.

The applicant shall be required to notify (**by email or per hand**) the **surrounding property owners** who were notified of the application during the initial public participation process and **objector**, (Mr E.D Conradie), 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
MANAGER: LAND DEVELOPMENT MANAGEMENT

Project:

Addition and Alterations to Existing Pool House on Erf 23682, Bultenverwagting, Paarl-Drakenstein Municipality

Notes:
 All measurements and levels to be checked and altered on site before any works can commence.
 Scaled dimensions invalid.
 All works to be carried out strictly in accordance to National, Provincial, and Local building regulations.



Client Details: Robert Graaff Trust
5 Upper Faure Street, Buitenverwachting Pearl
Cel:083 275 0055 E-mail: robert@graaff-trust.com

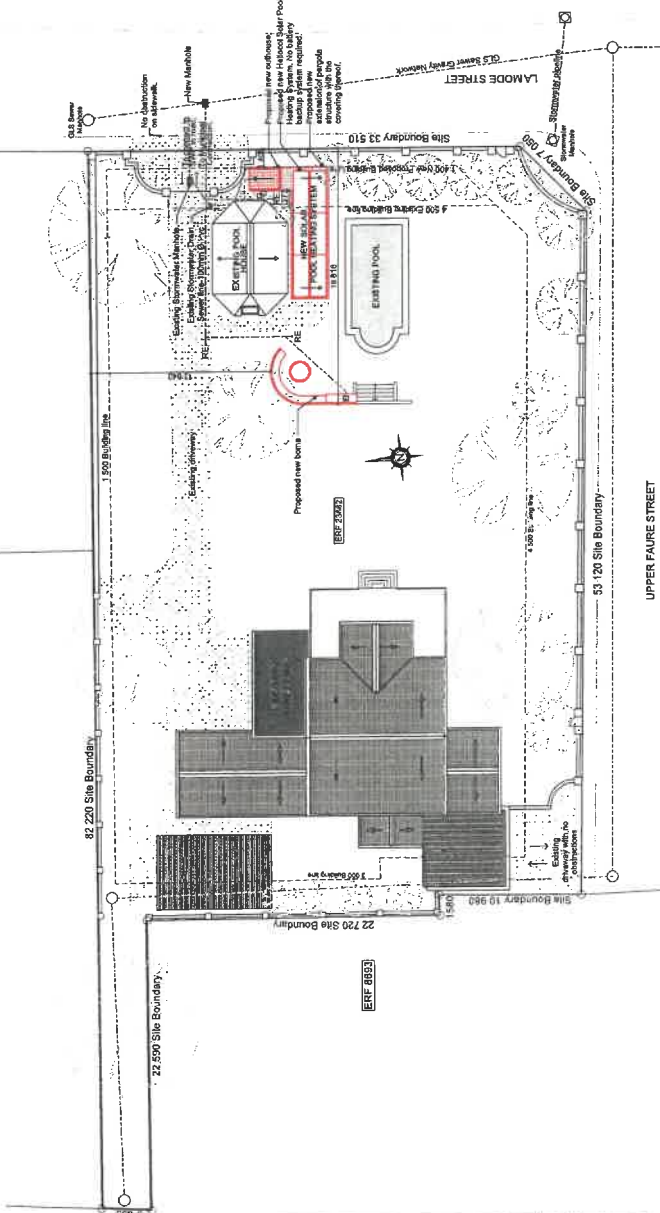
Drawing Name:	Site plan
Drawing No.	P240101/01
Drawing Scale:	1:0,76
Drawn by:	Lilief Founie & Pefrus JS Olivier
Date:	2024/07/30
Site Information:	Area of site

Existing Structures	New Structures
Ground floor ind. garage of main dwelling	425.1sqm
Pool house	54.2sqm
	Carport
	Pavilla extension
Sub-total	483.4sqm
Total area	420.1sqm

ERF 23682	Location: 5 Upper Faure Street, J. 202	Conventional Housing Class of Occupancy: H4	Ending:
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New outdoor area: 4.35m²
 New covered Pergola area: 31.03m²
 Total new covered area: 35.38m²
 New coverage: 20.5%

SITE PLAN SCALE 1:200



ERF 3936

1

1

1



Addition and Alterations to Existing Pool House on Erf 23682, Buitenverwagting, Sand Drakenstein Municipality

Notes:

- All measurements and levels to be checked and altered on site before any works can commence.
- Scaled dimensions invalid.
- All works to be carried out strictly in accordance to National Construction Regulations.

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 **STUDIO**
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Client Details: Robert Graaff Trust
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Contact: robert@graaff-trust.com

Drawing Name:	P240103001	Elevation:
Drawing No.	1:50	
Drawing Scale:	Lelle Fourie & Petrus JS Olivier	
Drawn by:	2024/07/30	
Date:	Area of site	
Rev. Information:	2 323m	

Existing Structures	New Structures
Ground floor (incl. garage of main dwelling)	Basement
1st floor	Office/entrance
2nd floor	Panoramic extension

490.84 mm

SCALE 1:50

NORTH ELEVATION

POVERTY & SOUTH ELEVATION

SCALE 1:50

SCALE 1:20

Technical drawing of a roof structure, showing two views: a side elevation and a plan view.

Side Elevation Labels:

- 150x38 S4 Pine timber wall bracket to wall with bracket.
- 75x35 S4 Pine pultruded 300mm ceiling.
- 30x38 timber beam fixed to entire span of 210x38 timber beam.
- 9710x100x38mm new timber beam to match existing beam at both ends.
- 115mm column.
- 115mm brick.
- Concrete pavers to match existing.

Plan View Labels:

- 1115
- 752
- 115mm column.
- 115mm brick.
- Concrete pavers to match existing.
- 200x300mm strip concrete footing.
- Selected bed of concrete to be compacted in layers not exceeding 80mm and finished with 80mm M20 AASHTO.

Notes:

- 115mm column.
- 115mm brick.
- Concrete pavers to match existing.
- 200x300mm strip concrete footing.
- Selected bed of concrete to be compacted in layers not exceeding 80mm and finished with 80mm M20 AASHTO.

[illegible]

Technical drawing of a window frame assembly showing a cross-section. The drawing includes a window frame with a red hatched area representing the seal. A vertical dimension line on the right indicates a height of 935. A horizontal dimension line at the bottom indicates a width of 1000. The drawing is labeled "FEL 43.000" and "FEL 43.000".

