Dear Sir

PROPOSED PERMANENT DEPARTURE ON ERF 3040 PLETTENBERG BAY, BITOU MUNICIPALITY.

The Manager: Land use management made the following decision under delegated authority on 22 October 2020. That approval be granted in terms of Section 60 of the Bitou By-law on Municipal Land Use Planning 2015 for:

1. Departure for the garage door 1.5m to 0.37m,
2. Departure for the door from the study from 3m to 0.3m and
3. Departure for the boundary wall that exceeds the 1.8m height.

Conditions in terms of Section 66 of the Bitou Municipality: Land Use Planning Bylaw (2015)

1. That the approval applies only to the application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from council;
2. If any Municipal services are found to traverse the affected portion of the property, the services will have to be relocated at the cost of the applicant to the satisfaction of the Municipality.
3. Formal Building plans to be submitted to Council, in terms of Section 4 of the National Building Regulations and Building Standard Act (Act no. 103 of 1977), as amended.

Reasons for decision

- The affected neighbour does support the application.
- No additional municipal services would be required
- To rectify the unlawful existing structures.
Appeals

1. You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) of the said legislation.

2. Such an appeal must be submitted in writing to the Municipal Manager, Bitou Municipality, Private Bag X1002, Plettenberg Bay, 6600, within 21 days of this emailed letter.

3. The attached appeal form must be completed and should be directed to the Municipal Manager, Bitou Municipality, Private Bag X1002, Plettenberg Bay, 6600, within 21 days of notification of this decision together with proof of payment of the appeal fee.

4. If you exercise your right to appeal, you are requested to simultaneously serve notice of the appeal on any person who commented on the application and any other persons as the Municipality may determine. Proof of serving the notification must be submitted to the Municipality, within 14 days of serving the notification.

5. The notice must be served in accordance with section 35 of the said legislation and in accordance with the additional requirements as may be determined by the Municipality. The notice must invite persons to comment on the appeal within 21 days from date of notification of the appeal.


7. A notification in terms of Section 61 of the Bitou Municipality Land Use Bylaw (2015) will confirm the coming into operation of the approval, if no appeals were received within 21 days of this emailed letter.

Chris Schliemann
Manager: Land Use Management
COVERED PATIO ENCLODED - NEW LAUNDRY

EXISTING RETAINING WALL

3.14.1.1 STREET BUILDING LINES AND HEIGHT CONTROL

(a) Any building or portion thereof erected on the street boundary or within 4 m of the street boundary in terms of this regulation shall have no doors, win-
doors or any other external opening facing the street except garage doors which shall be set back at least 1.5 m from the street boundary and;

3.14.1.2 BUILDING LINES ON LATERAL AND REAR BOUNDARIES

No set-back required provided that:-

(c) Any door, window or other external opening of any description to any habitable room, bathroom or toilet shall be set back at least 3 m from the said boundary.

SITE PLAN 1:200

RELEVANT CLAUSES FROM THE PLETTENBERG BAY ZONING SCHEME

DEPARTURE APPLICATION ERF 3040, PLETTENBERG BAY, BITOU
OWNER: PAMELA DUNN

KEITH LURIE ARCHITECTURAL SERVICES

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SIGNATURE: DATE: PAGE NO: JUNE 2019 9