PROPOSED PERMANENT DEPARTURE FROM THE DEVELOPMENT PARAMETERS OF THE ZONING SCHEME (STREET BUILDING LINE RELAXATION), ERF 2790 PLETtenberg Bay (69 Cutty Sark Avenue)

18 April 2018

Mr Mathew Bester
PO Box 2147
Plettenberg Bay
6600

Dear Sir

The Manager: Town Planning made the following decision under delegated authority on 16 April 2018:

1. That **approval be granted** in terms of Section 60 of the Bitou By-law on Municipal Land Use Planning 2015 for:

   1.1. A permanent departure from the development parameters of the Plettenberg Bay Town Planning Scheme to allow for the erection of a garage and store room within the street building line, as per plans no’s 2017/03/MS/01, 2017/03/MS/02 and 2017/03/MS/03 dated 11 October 2017 (attached hereto).

2. **Conditions in terms of Section 66 of the Bitou By-law on Municipal Land Use Planning 2015**

   2.1. This 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.
   2.2. This approval will lapse after a period of five (5) years from the date that this approval comes into operation, if building plans for the proposed additions have not been submitted, or if any of the conditions of approval have not been complied with.
   2.3. 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. **Reasons for decision**

3.1. No objections were received from neighbouring property owners or the public.
3.2. No municipal services are located within the street building line area of the property.
3.3. There will still be ample room for a vehicle to pull up in front of the erf and not obstruct traffic flow in Cutty Sark Avenue.

4. **Appeals**

4.1. A person whose rights are affected by this decision may appeal in writing to the Appeal Authority within 21 days of notification of the decision, in terms of Section 79 of the Bitou By-law on Municipal Land Use Planning 2015. Such appeal must be submitted in writing to the Municipal Manager, Bitou Municipality, Private Bag X1002, Plettenberg Bay, 6600, within 21 days of registration of this letter (date stamp on envelope).

Chris Schliemann  
**MANAGER: TOWN PLANNING**
PROPOSED EXTENSION
for MR & MRS ZILSK,
on ERF 2790, CUTTY SARK
PLETTENBERG BAY

11 October 2017
mb

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EXIST. Garage
EXIST. Entrance Piegny
EXIST. Study

EXIST. Boundary wall.
EXIST. Boundary wall.
EXIST. Boundary wall.

NEW Covered Porch
NEW Garage
NEW Store Room

AREAS
Existing First Level - 112m²
Existing Ground Level - 265m²
Existing Lower Ground Level - 155m²

New Covered Porch - 9.57m²
New Garage - 33.58m²
New Store Room - 22.47m²
Site Area - 800m²

Total Area (All Covered Areas) - 390m²

New sliding door to match existing.
Existing window to be re-moved & used in new position.

New Security access gate as per client design.

FIRST LEVEL PLAN
SCALE 1 : 100

GROUND LEVEL PLAN
SCALE 1 : 100