

ERF 13, 3 TERMINAL ROAD, PRINGLE BAY: APPLICATION FOR DEPARTURE: S & T HENRY

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 that an application has been received for a departure in terms of Section 16(2)(b) to relax the lateral building line from 2m to 1,57m to accommodate a proposed new garage.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, Paterson Street, Hermanus and at the Betty's Bay Library, Clarence Drive, Betty's Bay. Any written comments may be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law to the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) on or before **29 October 2021**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Ms. H van der Stoep** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

ERF 13, TERMINALWEG 3, PRINGLEBAAI: AANSOEK OM AFWYKING: S & T HENRY

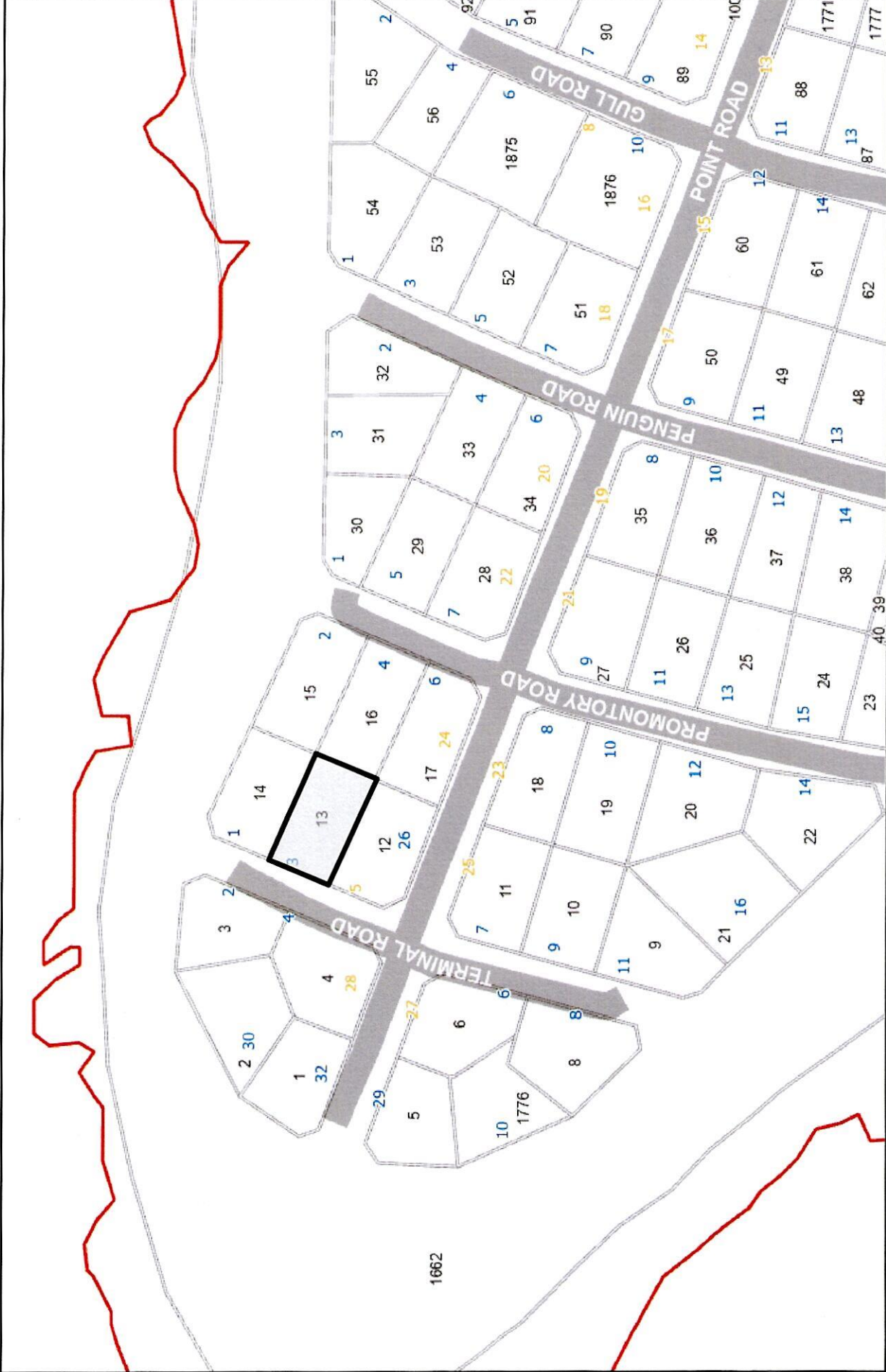
Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Gewysigde Verordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek om afwyking ingevolge Artikel 16(2)(b) ontvang is, ten einde die syboullyn vanaf 2m na 1,57m om 'n voorgestelde motorhuis te akkommodeer.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus en by die Bettysbaai Biblioteek, Clarencerylaan, Bettysbaai. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) voor of op **29 Oktober 2021**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Me. H van der Stoep** at 028-313 8900. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

ISIZA 13, 3 TERMINAL ROAD, PRINGLE BAY: ISICELO SOPHAMBUKO: S & T HENRY

Isaziso sinikwe ngokwemiqathango yeCandelo 48 loMthetho oYilwayo kaMasipala oLungisiweyo woMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 sokokuba isicelo sifunyenwe sophambuko ngokwemiqathango yeCandelo 16(2)(b) sokunyenyiswa komda wesakhiwo esisecaleni ukususela kwi-2m ukuya kw-1,57m ukulungiselela igaraji entsha ecetywayo.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: loCwangciso lweDolophu, Paterson Street, eHermanus nakwiThala leeNcwadi laseBetty's Bay, Clarence Drive, eBetty's Bay. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthetho uYilwayo kaMasipala mazithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) ngomhla okanye ngaphambi komhla **wama-29 ku-Oktobha 2021**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungafonela **u- Nksk. H van der Stoep** kule nombolo yomnxeba 028-313 8900. UMasipala angala ukuzamkela izimvo ezifike emva komhla wokuvala. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loYilo lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.



OVERSTRAND
MUNICIPALITY

Locality Map
Erf 13 Pringle Bay



Date: 2021/07/30

Motivational Report : Building line relaxation Erf 13 Pringle Bay

A Proposed Development

The application is for the relaxation of the building line from 2m to 1,57 m to accommodate the building of the proposed garage of which the Western wall will cross the 2m building line.

The property is situated in a normal residential zone and the proposed relaxation will have no impact on services and or traffic.

B Character of the environment

The proposed garage replaces a previous garage. The previous owner, Mr Jefferies built the garage with a fireplace that encroached the neighbour's property. The neighbor, Heather Blaylock, requested that the encroachment be removed and this required the demolition of the old garage.

(Erf 12) Heather Blaylock and her ex-husband Andre Philips, are the only neighbours that are affected. Ms Blaylock has informed us that the house is in a trust and that this complicates the granting of permission to build the garage. Attempts by the architect Mr J. Innes to get feedback from Dr Philips, have proven fruitless.

We were unfortunate to purchase a property encroachment that we were unaware of. There was an agreement between Ms Blaylock and Mr Jefferies that allowed the encroachment for years.

There is no fynbos that will be affected.

C Desirability

The neighbour's view and recreational space will not be impeded.

The neighbour's trees are growing over onto Erf 13 and their fence poles are being pushed over. The tree branches have on occasion fallen onto our cars when the wind is gale force.

The harsh sea air is causing accelerated rusting to our cars.

D. Other Laws

The proposed applications are not influenced by any other laws, by-laws or regulations.

E. Impact on municipal engineering services

No additional services will be required. All existing services are in place and accessed from Terminal Road and none will be impacted.

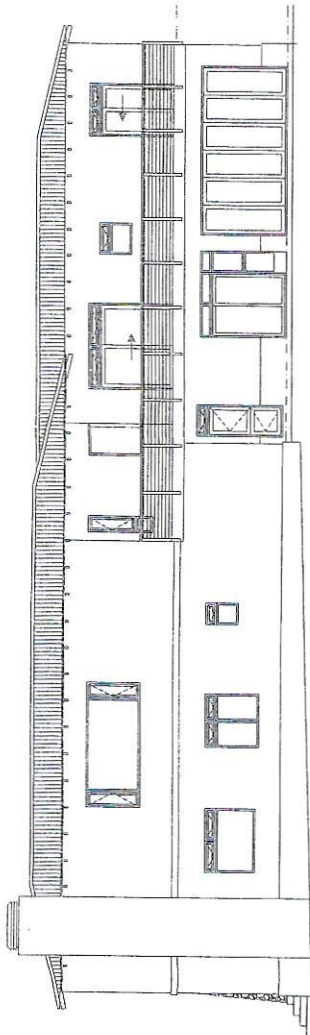
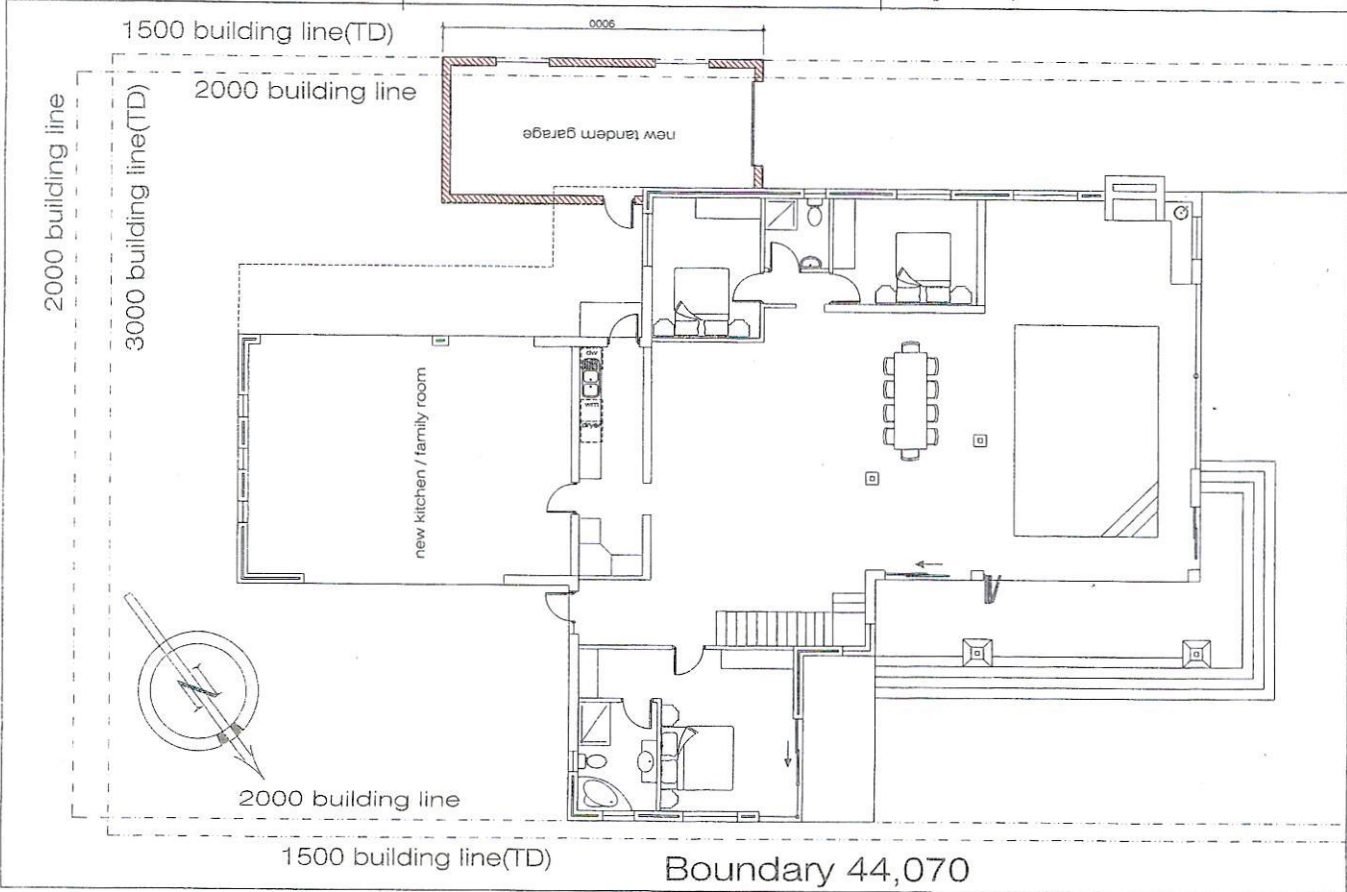
F. Forward planning and land use

The site is in an established township and the proposed applications have no impact on future development.

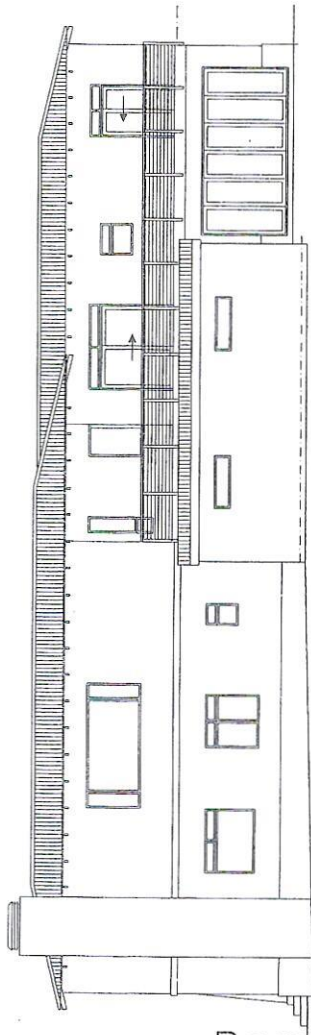
G. Planning principle

The proposed application is in line with the Town Planning Scheme and what is already happening in the town of Pringle Bay.

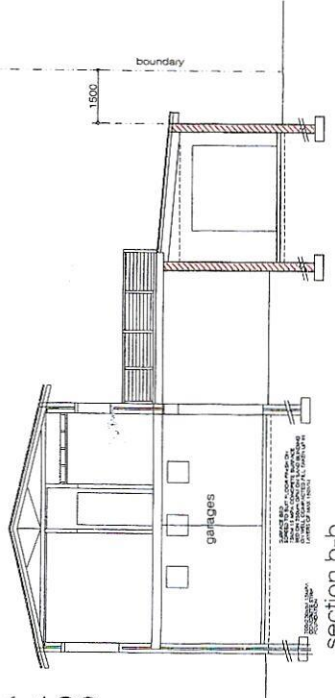
Boundary 25,180



South west elevation (without garage)
scale 1:100



South west elevation (with garage)
scale 1:100



IMES DESIGN
ARCHITECTURE
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HOUSE HENRY

PROJECT
Additions to cat. H4 dwelling
SKETCH FOR GARAGE
15 Terminal
Ridge Bay
Eri 13