



CLEAN AUDITS SINCE 2010/11



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File ref: 15/3/4-14/Erf 1784

Enquiries:
A. de Jager

25 March 2022

Grow Architecture
2 Zelda Street
Hoheizen
BELLVILLE
7530

For attention: Christo Wepener

christo@growarchitecture.com

Per Registered Post

Dear Sir/Madam

PROPOSED DEPARTURES ON ERF 1784, YZERFONTEIN

Your application, received by Swartland Municipality on 9 February 2022, on behalf of SF & N Oosthuizen, regarding the subject, refers.

By virtue of the authority delegated to the Senior Manager: Built Environment in terms of Council Resolution No. 4.1, dated 28 March 2019, as determined by section 79(1) of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226, dated 25 March 2020), the application for the following departures from development parameters on Erf 1784, have been refused:

1. The departure from the 4m street building line to 0m, in terms of Section 70 of the By-Law;
2. Departure from the 4m height restriction to 5,046m in order to accommodate a garage inside the street building line area, in terms of Section 70 of the By-Law;
3. Departure from the 0,75m roof overhang restriction inside the building line area to allow for a 1m overhang, in terms of Section 70 of the By-Law;

Reasons for the decision:

1. No similar building line departures have previously been approved on Fynbos Crescent;
2. Building lines are control measures that not only accommodate services but also preserve the nature and character of an area. the sheer extent and height of the proposed garage do not compliment the street scape of Fynbos Crescent;
3. The favourable consideration of the departure proposal will negatively influence future street building line departure applications;
4. The property slopes steeply towards the north-western and south-western boundary, away from the street. Should the façade of the current garage be mirrored, as proposed, the response of the façade to the slope, as well as the extended roof overhang, would create a structural element of a vastly different mass, scale and character from that of the existing garage;
5. The elongation of the façade in such close proximity to the street scape will be detrimental to the human scale at street level that is appropriate in residential areas;
6. Street building lines also act as a setback from the street, to promote a visual 'break' between the street and structures. In cases where a structure encroaches on the building line, care should be taken to keep the scale of the encroaching element consistent with that of the surrounding area. The proposed new garage is not considered to be consistent with the character of the street, where the surrounding properties were all designed to place the single storey elements closer to the road and larger/higher

Rig asseblief alle korrespondensie aan:

**Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299**

**Tel: 022 487 9400
Faks/Fax: 022 487 9440
Epos/Email: swartlandmun@swartland.org.za**

Kindly address all correspondence to:

**The Municipal Manager
Private Bag X52
Malmesbury 7299**

Darling Tel: 022 492 2237

Moorreesburg Tel: 022 433 2246

Yzerfontein Tel: 022 451 2366

elements deeper into the properties, in response to the slope. The existing dwelling itself was designed in such a way as to place the lower, block element closer to the north-eastern boundary, creating a natural visual and structural hierarchy away from the street. While the proposed garage would be a single storey, the mass of the current proposal will not be consistent with the visual impact of the existing dwelling or that of the current street scape;

In terms of Chapter VII, Section 89 of the Swartland Municipality: Municipal Land Use Planning By-Law, (PG 8226 of 25 March 2020), you are informed of the right to appeal within 21 days of date of registration of this letter to the appeal authority of the Swartland Municipality against the decision of Council.

Should you decide to appeal, you can write to the following address:

The Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299. Please note that if the applicant/objector does appeal, an appeal fee of R2 400,00 will be payable. The appeal must be accompanied by the proof of payment and only then will the appeal be regarded as valid.

Yours sincerely



MUNICIPAL MANAGER
per Department Development Services
AdJ/ds

Copies: SF & N Oosthuizen, 24 Fynbos Crescent, Yzerfontein, 7351
e-mail: sarel@sareltech.com