

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 May 2015**

(Also the agenda for the Mayoral Committee Meeting : 28 May 2015)

- 15. ERF 1129, 72 MITCHELL STREET, HERMANUS (EASTCLIFF),
OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE: MESSRS
SRT ARCHITECTS CC ON BEHALF OF T MATTHEWS AND G GALVIN**

1129 HEC(2726)

H van der Stoep

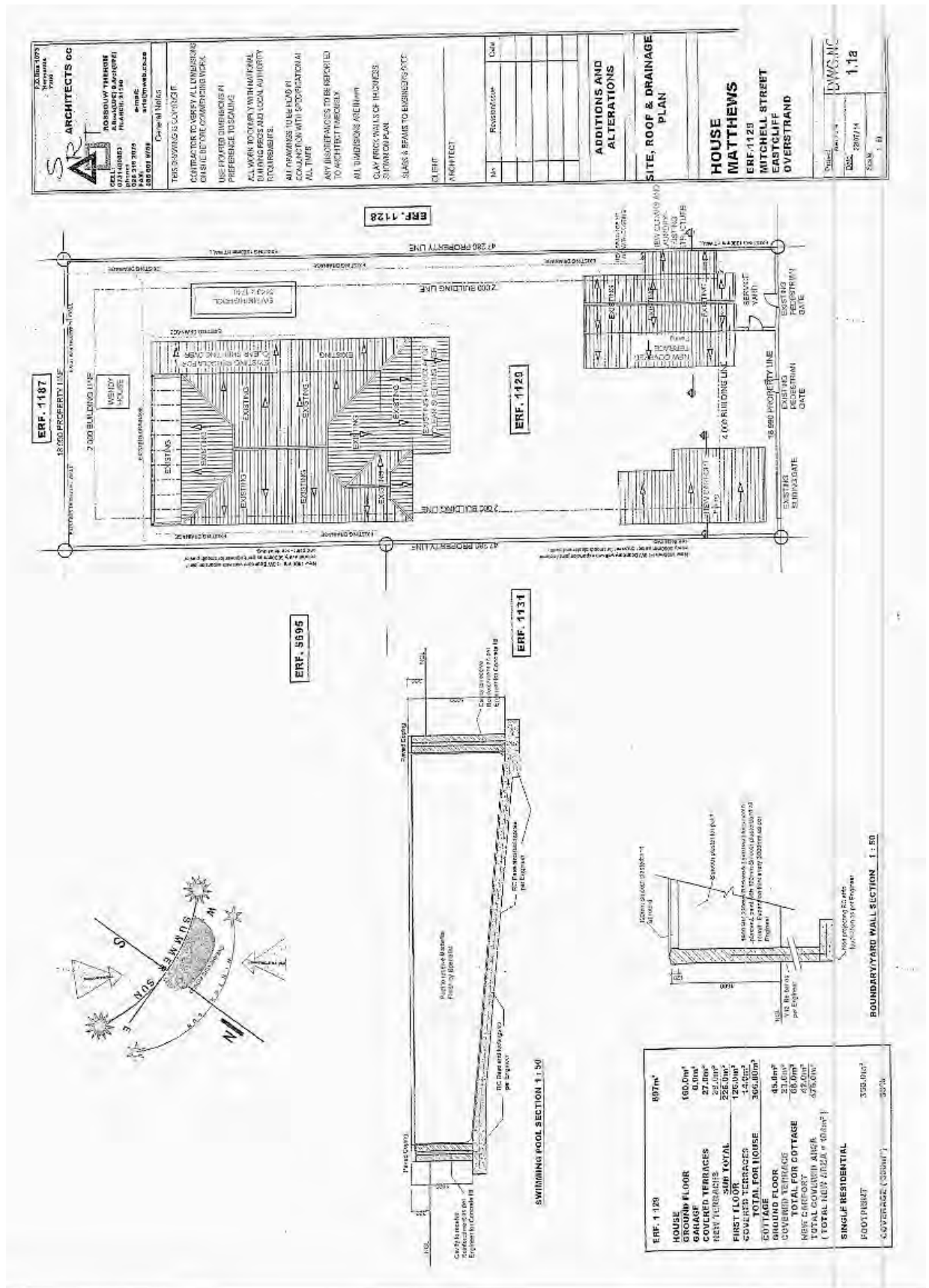
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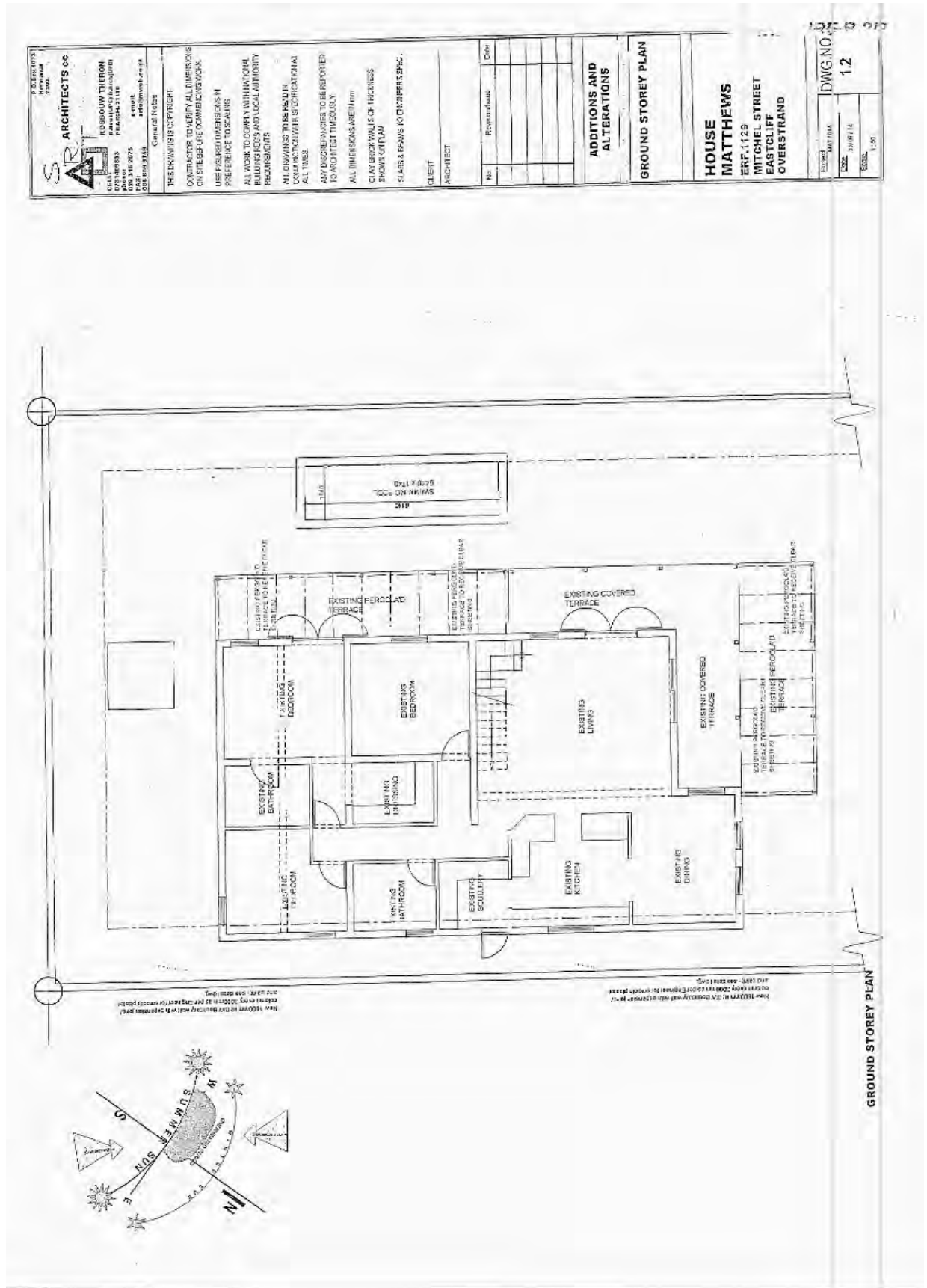
Hermanus Administration

17 March 2015

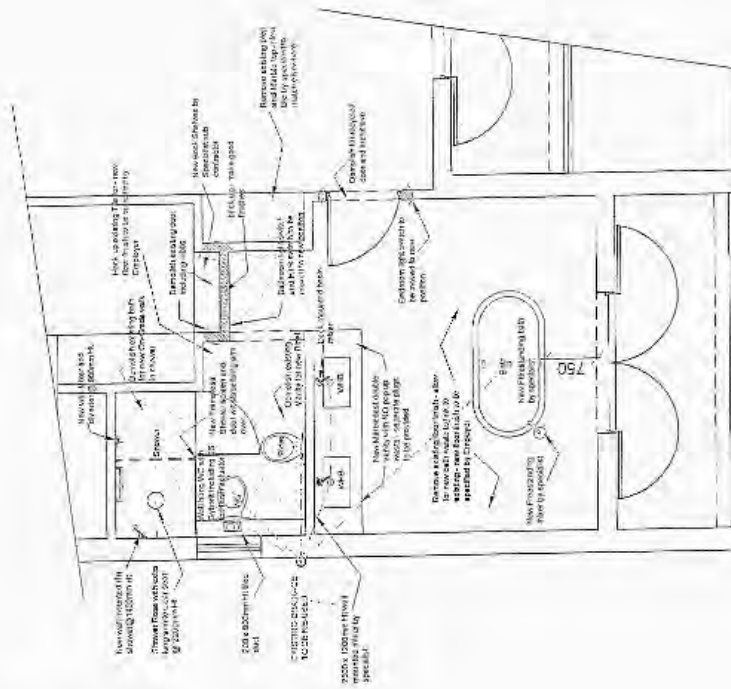
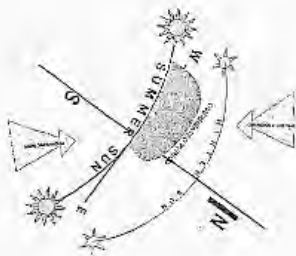
RESOLVED :

1. that in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), the application for a departure from the Scheme Regulations on Erf 1129, Hermanus in order relax the street building line from 4m to 1m and the eastern lateral building line from 2m to 1m, in order to accommodate an existing carport and to relax the western lateral building line from 2m to 0m in order to accommodate the partial usage change of a portion of the existing cottage into a new laundry and cloak room, **be approved**, subject to the following conditions:
 - (a) that this approval only has reference to the relaxation of the building lines as indicated on plan no. MAT / 014 dated 22 July 2014, as submitted with the application;
 - (b) that building plans be submitted to the Building Department for approval;
 - (c) that all the conditions in the Service Report (attached as Annexure D), be complied with;
 - (d) that the rainwater gutter protruding over into the neighbour's property be removed and the run-off be diverted onto the applicant's property to deal with;
 - (e) that this approval does not absolve the applicant from compliance with any other relevant legislation, and
 - (f) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
2. that the applicant be notified of his right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000 with regard to the above conditions of approval.

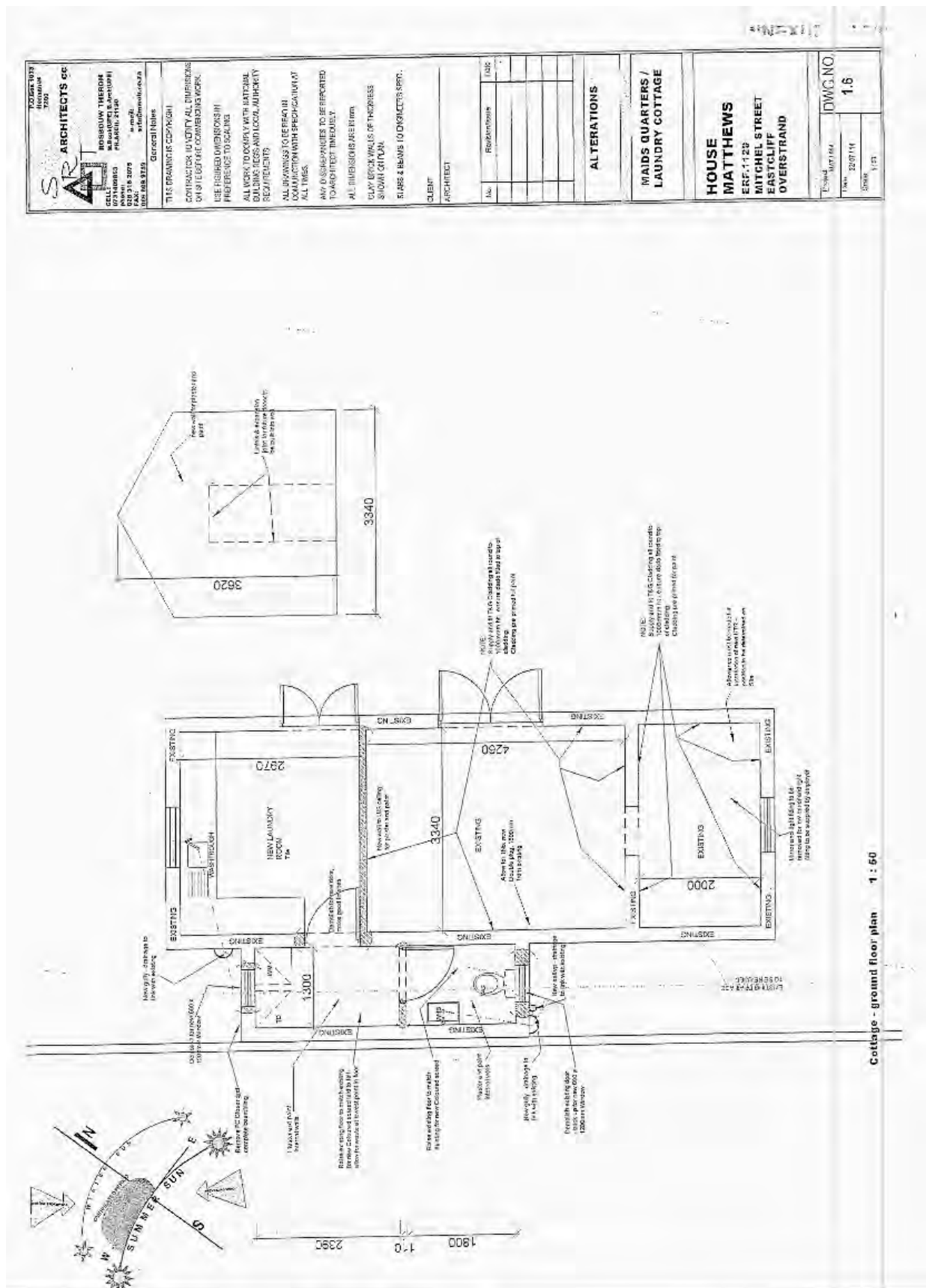




ARCHITECTS CC ROSEOLIN THERON 4511 16th Street NW NW 4511 16th Street NW 07140-0000 Phone: 909-909-9099 Fax: 909-909-9099 E-mail: info@architectscc.com Website: www.architectscc.com		THIS DRAWING IS COPIED FROM THE ARCHITECT'S RECORD BOOK ON SITE BEFORE COMMENCEMENT OF WORK. USE FOR THE PURPOSES IN PREFERENCE TO ANY OTHER ALL WORK IS TO BE DONE WITHIN THE BUILDING CODES AND LOCAL AUTHORITY REQUIREMENTS. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE BUILDING CODES AND LOCAL AUTHORITY REQUIREMENTS. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE BUILDING CODES AND LOCAL AUTHORITY REQUIREMENTS.	
CLIENT ARCHITECT		ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. ALL DIMENSIONS ARE IN METERS. CLAY ONCE WALLS OF THICKNESS 100MM ON FLAT SLABS & BEAMS TO BE IN ACCORDANCE WITH THE BUILDING CODES AND LOCAL AUTHORITY REQUIREMENTS.	
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Bathroom - ground floor plan 1:50



APPLICATION FOR DEPARTURE, HOUSE MATTHEWSS, ERF.1129, 72 MITCHELL
STREET, EASTCLIFF, HERMANUS

TP- ATheart
(Cholivier)



S R T ARCHITECTS

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**TOWN PLANNING DEPARTMENT
OVERSTRAND MUNICIPALITY**

To whom it may concern:

27 August 2014

Application for Departure, Additions and alterations, Erf.1129, 72 Mitchell Street,
Eastcliff, Hermanus

1. Application for Departure

- Our Client T&G Matthews and Galvin has instructed SRT Architects to apply for departure as per attached drawings
- See attached permission letter
- Drawings attached: Site plan
 - Ground floor Plan (1 & 2)
 - First Floor plan
 - Cottage Plan
 - Bathroom 1 Detail Layout
 - Elevations
 - Section A - A & B - B
 - Locality map
- Also attached Photo's of existing Dwelling
- The Purpose of the application is that the dwelling was purchased with the carport over the building lines and The Existing cottage had structure added to it when Originally constructed

2. Description of Existing Dwelling

- The existing dwelling is a Double storey, Single Residential dwelling
- There is an existing Pergola'd Carport to the north of the property (NE Corner) and an Existing cottage to the NW Corner of the property
- The property is located in Mitchell Street Eastcliff
- The first floor to the existing house was added in 2004 by Mr. Serrurier, at that time the carport was added and addition to the cottage was made.
- To be able to sell the house in future, all necessary additions and alterations need to be approved and indicated on plan.

FILE NO:	EL 1129-Herm
SCAN NO:	20
COLLABORATOR NO:	684812

APPLICATION FOR DEPARTURE, HOUSE MATTHEWSS, ERF.1129, 72 MITCHELL STREET, EASTCLIFF, HERMANUS

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3. Description of Proposed New Development

- The property was purchased with a pergola'd carport in the North East corner of the site
- There is no record of any plans being submitted for this structure and the Structure infringes on **lateral building lines** to the east and **Street building line** to the North
- The intention is to put sheeting over the existing Pergola to turn it into a covered Carport i.l.o. pergola'd structure
- The property was also purchased with an existing cottage to the North West corner of the site, indicated on original submission, with additional structure added to the west of the cottage, extending onto the lateral property line – not indicated on original submission.
- The Intention is to turn this existing area into a Gardener WC and an Area for Washing machine and Tumble dryer, ie. Laundry
- The approved submission in 2004 shows the cottage over the street building line already.
- For the purpose of this submission a covered terrace is added to the east of the cottage extending the full length of the building. This will be extending into the street building reserve on the northern side by 1170mm
- Further developments to the property will be to the existing house and no structural additions apply to building reserves
- The alterations is as follows:
 - o Ground floor pergola'd Terraces to receive clear sheeting
 - o Swimming pool 300mm ANGL
 - o First floor – Bathroom 1 alteration: – no structural changes

4. Applicable departures

Town Plan	Departure
- Primary use	NO
- Consent use	NO
- Floor Factor	NO
- Coverage	NO
- Height	NO
- Street Building Line - North	YES
<i>Carport extends 3000mm into 4000mm building reserve</i>	
<i>Covered Terrace to cottage extends 1170mm into 4000mm Building reserves</i>	
<i>Existing cottage extends 1170mm into 4000mm Building reserve</i>	
- Lateral Building Line - East	YES
<i>Carport extends into 2000mm Lateral building reserve by 1000mm</i>	
- Lateral Building Line - West	YES
<i>Cottage – New Laundry and Gardener WC – Existing Structure Extend into the lateral building reserve by 2000mm onto the Property Line</i>	
- Parking	NO
- Site Access Requirements	NO
- Basements –	NO
- Projections –	NO
- Site Development Plan	NO

5. Motivational Report

**APPLICATION FOR DEPARTURE, HOUSE MATTHEWSS, ERF.1129, 72 MITCHELL
STEET, EASTCLIFF, HERMANUS**

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5.1 General

- The use of the building will remain as is
- The Pergola'd Carport to the north is an existing Structure that was purchased with the dwelling
- The Cottage to the north is an existing Structure that was purchased with the dwelling

5.2 Desirability

5.2.1. Physical Characteristics

- There will be no change to the physical characteristics of the land
- No effect on existing traffic conditions
- The aesthetics of the building will remain in style with existing architecture
- The only additional structure will be part of the residential element and there will be no change in the existing – topography, geological formations, soil characteristics, rock formations, vegetation, flood plains, water tables and drainage patterns
- In the event of any of the before mentioned being affected – engineers report will be attached

5.2.2 Existing planning in the area

- Single Residential building

5.2.3 Character of the surrounding area

- The new development will be designed to blend in with the existing, so there will be no change in respect to – views, streetscape and privacy of surrounding properties
- The accommodation density will remain the same as the additional structure on the property will be for the residential element only
- The building will remain in scale with the surrounding properties

5.2.4 Potential of the property

- The property is a residential property at the moment so it does not warrant any other potential

5.2.5 Location and accessibility

- Access can be obtained via 9th street into the access road – marked only as 'Road' on Town Map

5.2.6 Provision of Services

5.2.7 Construction Phase proposal

- The construction phase will be approx 5 months should the application be approved
- Building materials, etc will be stored on site

6. Form of the detailed Layout plan

6.1 Inherent characteristics of the terrain

- Remain as is

6.2 Provision of Community facilities and open spaces

- Remain as is

6.3 Road Infrastructure

- Remain as is

6.4 Local Businesses and High Density housing

- Remain as is

APPLICATION FOR DEPARTURE, HOUSE MATTHEWSS, ERF.1129, 72 MITCHELL
STEET, EASTCLIFF, HERMANUS

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7. Photos
7.1 See attached

8. Title Deed
8.1 Copy of Title deed attached

Kind Regards
Rcossouw Theron



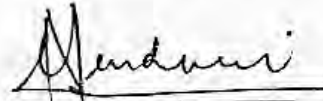
For: SRT Architects cc

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 1129, EASTCLIFF - HERMANUS**

Electricity	:	In order
Water	:	In order
Sewer	:	In order
Stormwater	:	In order
Roads and traffic	:	In order

Conditions:

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
3. that stormwater be allowed to discharge through Erf 1129, Eastcliff, unobstructed;
4. that no on-street parking be allowed.



**DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES**

19/01/2015
DATE