



**ERF 1537, 35 DENNYS ROAD, PRINGLE BAY: APPLICATION FOR DEPARTURE AND RELAXATION OF TITLE DEED: COMPROP DESIGNS ON BEHALF OF B BLOM**

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 south-western lateral building line from 2,0m to 0,703m to accommodate a single garage, to relax the north-eastern lateral building line from 2,0m to 1,5m to accommodate a double garage on ground floor level, and to relax the same building line to 0m to accommodate a covered deck on first floor level.

An application has also been received for a relaxation of Clause B.6.(b) of Title Deed No. T24962/2023 to relax the south-western lateral building line from 1,5m to 0,703m to accommodate a single garage, and to relax the north-eastern lateral building line from 1,5m to 0m to accommodate a covered deck on first floor level.

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](mailto:loretta@overstrand.gov.za)) on or before **5 July 2024**, 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 1537, DENNYSWEG 35, PRINGLEBAAI: AANSOEK OM AFWYKING EN VERSLAPPING VAN TITELAKTE: COMPROP DESIGNS NAMENS B BLOM**

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek ontvang is om afwyking ingevolge Artikel 16(2)(b) om die suidwestelike syboullyn vanaf 2,0m tot 0,703m te verslap om 'n enkelmotorhuis te akkommodeer, om die noordoostelike syboullyn vanaf 2,0m tot 1,5m te verslap om 'n dubbelmotorhuis op grondvloervlak te akkommodeer, en om dieselfde boullyn tot 0m te verslap om 'n onderdakdek op eerste vloervlak te akkommodeer.

'n Aansoek is ook ontvang vir die verslapping van Klousule B.6.(b) van Titelakte Nr.T24962/2023 die suidwestelike syboullyn vanaf 1,5m tot 0,703m te verslap om 'n enkelmotorhuis te akkommodeer, en om die noordoostelike syboullyn vanaf 1,5m tot 0m te verslap om 'n onderdakdek op eerste vloervlak te akkommodeer.

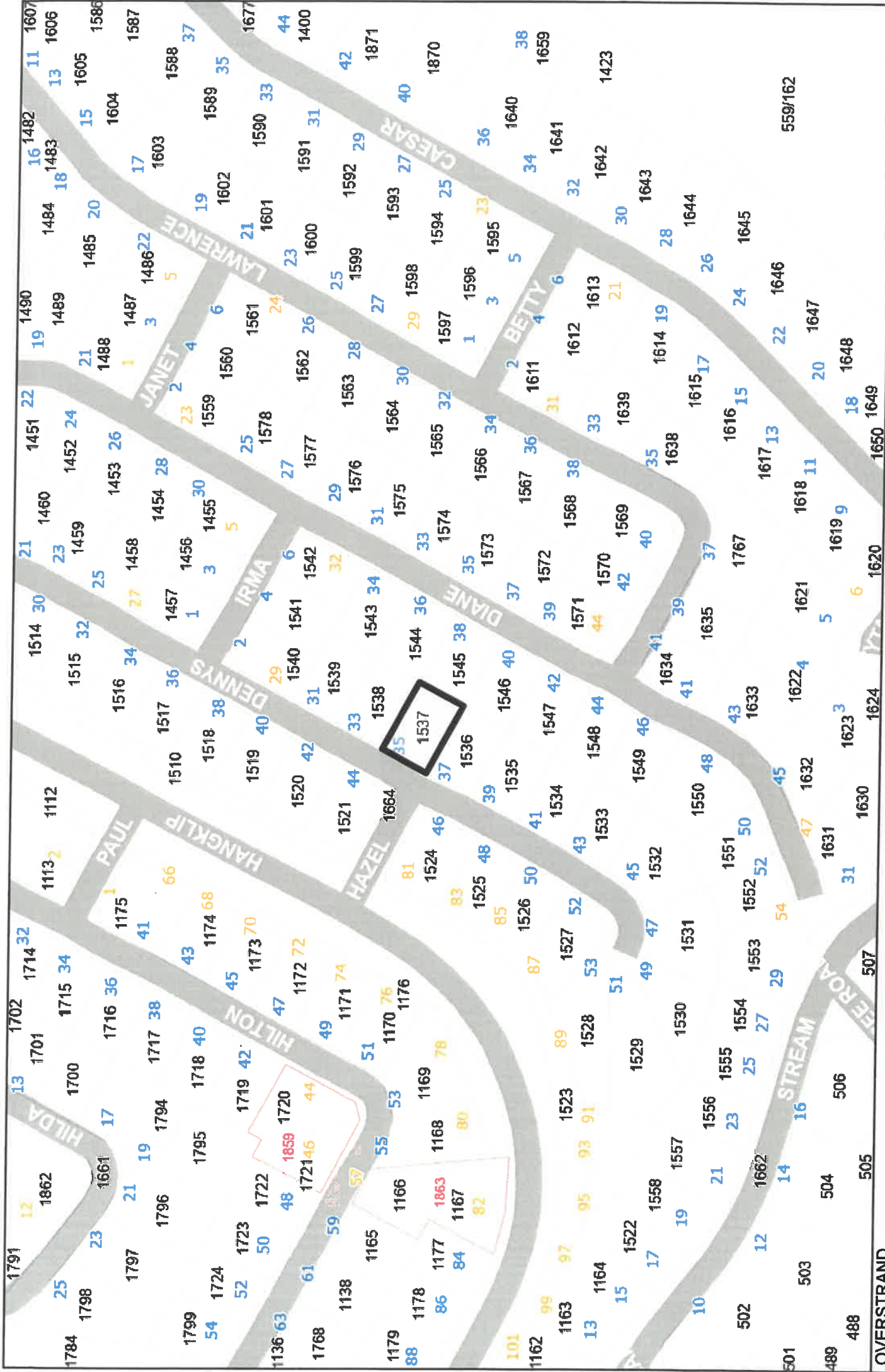
Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus en by die Bettysbaai Biblioteek, Clarencerylaan, Bettysbaai. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) voor of op **5 Julie 2024**, 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 1537, 35 DENNYS ROAD, PRINGLE BAY: ISICELO SOPHAMBUKO NOKUNYENISWA KWETAYITILE: COMPROP DESIGNS EGAMENI LIKA- B BLOM**

Isaziso sinikwe ngokwemiqathango yeCandelo 48 loMthetho kaMasipala oLungisiweyo woMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 sokokuba isicelo sifunyenwe sophambuko ngokwemiqathango yeCandelo 16(2)(b) sokunyeniswa komda wesakhiwo esisecaleni kumzantsi-ntshona ukususela kwi-2.0m ukuya kwi-0,703m ukulungiselela ulwakhiwo lwegaraji ekungena imoto enye ekwinqanaba lomgangatho ophantsi, ukunyeniswa komda wesakhiwo esisecaleni ngasentla ngasempuma ukususela kwi-2,0m ukuya kwi-1,5m kulungiselelwa ulwakhiwo lwegaraji ekuhlala iimoto ezimbini kwinqanaba lomgangatho ophantsi, nokunyeniswa komda wesi sakhiwo sinye ukuya ku-0m ukulungiselela ulwakhiwo lwenqanqwa elinophahla kwinqanaba lomgangatho wokuqala.

Isicelo sifunyenwe kwakhona sokunyeniswa kweGatya B.6(b) leTayitile enguNombolo T24962/2023 sokunyeniswa komda osecaleni wesakhiwo ezantsi ngasentshona ukususela kwi-1,5m ukuya kwi-0,703 ukulungiselela ulwakhiwo lwegaraji ekungena imoto enye, nokunyeniswa komda osecaleni sesakhiwo esingasentla ngasempuma ukususela kwi-1,5m ukuya kwi-0m ukulungiselela ulwakhiwo lwenqanqwa elinophahla kwinqanaba lomgangatho wokuqala.

Iinkcukacha 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 kaMasipala mazithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) ngomhla okanye ngaphambi komhla **wama-5 kuJulayi 2023**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungafonela **uNksk. H van der Stoep** kule nombolo yomnxeba 028-313 8900. UMasipala angala ukuzamkela izimvo ezifike emva komhla wokuvalwa. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loYilo lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.



Date: 2023/11/21

Locality Map  
Erf 1537 Pringle Bay



OVERSTRAND  
MUNICIPALITY

## MOTIVATION

**DATE: -** 10/11/2023  
**ERF NO: -** 1537PB  
**ADDRESS: -** 35 Denny's Rd. Pringle Bay  
**ZONING: -** SR1  
**AREA-** 600m<sup>2</sup>  
**APPLICATION: -** DEPARTURE  
1. SW lateral Building line transgression Single Garage 2m- .703m.  
2. NE lateral Building line transgression 1<sup>st</sup> Floor Covered balcony  
**Author: -** Jan W. Schaap (power of Attorney)  
**OWNER: -** Mrs. B. Blom

**A) PROPOSED DEVELOPMENT**

1. SW lateral Building line transgression Single Garage 2m - .703m
2. NE lateral Building line transgression 1<sup>st</sup> Floor Covered balcony is from 2m - 0m's as per attached photo where existing uncovered balcony was previously constructed without neighbours objection.

**B) CHARACTER OF THE ENVIRONMENT**

The proposed additions are in keeping with the existing environment.

**C) DESIRABILITY OF THE PROPOSED UTILIZATION**

The utility of the garage spaces is required for the parking of 3 cars.  
The roof covering for 1<sup>st</sup> floor balcony is required for protection from the sunshine.

**INVESTIGATIONS CARRIED OUT IN TERMS OF OTHER LAWS**

The proposed additions are in keeping with the original design principals.

**D) IMPACT OF THE PROPOSED LAND DEVELOPMENT ON ENGINEERING SERVICES**

The passing of the existing sewage line is protected with a 250mm encasing of concrete

**E) CONSIDERATION OF FORWARD PLANNING**

The proposed additions has given the site 38.845% coverage where 50% is permitted

**F) PLANNING PRINCIPLES**

The maximum coverage of 50% has been adhered too.

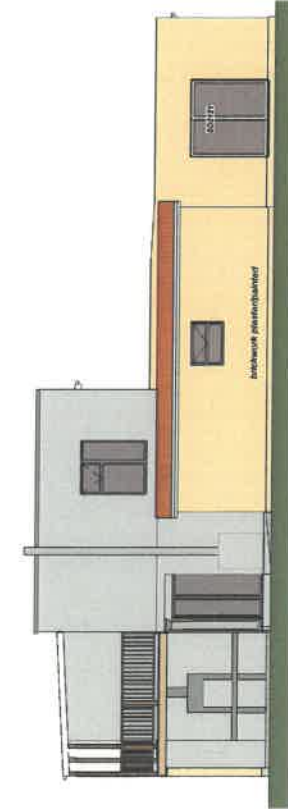
**G) SUMMARY**

Consent from both neighbour's being even 1536 & 1538 has been obtained.

Yours sincerely



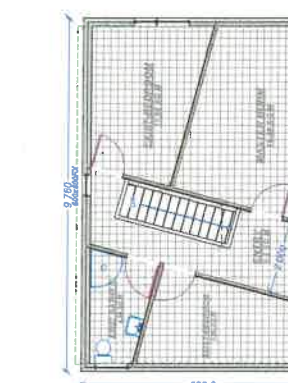
Jan W. Schaap (Pr.S.Arch.T)



**NORTH ELEVATION**

**WEST ELEVATION**

**EAST ELEVATION**



**1ST FLOOR LAYOUT**



**GROUND FLOOR LAYOUT**

- LEGEND**
- A1- ROOF**  
ROOFING: 150mm SIX FIBRE CEMENT SHEETING 750x20mm SA  
Pine Rafters @ 900mm c/c on 114x50mm SA Pine Wall plates  
secured with 1.6mmx30mm Galv. hoopiron straps into 4 courses of  
reinforced brickwork. Cable ends to be secured to 3 immediate  
Rafters with 1.6mmx30mm Galv. hoopiron straps @6500 c/c and  
600mm into brickwork. Roof pitch 5°. Fascia & Barge  
Boards 20x125mm fibre cement boarding. All as per Spec.  
Eng. detailed.
  - B1- CEILINGS**  
TO ROOF: 4.5mm aluminium Rhino board on 36x38mm SA Pine  
raftering @ 900mm c/c on rafters with 75mm Rhino cornice.  
100% moisture resistant insulation on all ceiling boards.  
TO Garage ceiling: Non-combustible insulation on all ceiling boards.
  - C1- BRICKWORK - CEMENT BRICKS 230mm**  
**EXTERIOR WALLING**  
WALLS - Exterior 230mm Cement bricks plaster inside and  
plastered outside. Brick large every 3 courses  
**GENERAL**  
Built with every 3 course to have gab/brickholes for full length of  
wall.  
Prestressed concrete lintels over all openings > 900mm and <  
3000mm with 2 courses of reinforced brickwork over 2 courses  
(400mm) of reinforced brickwork below wallplate.  
DPC - 1.6mm galv. or 150x37mm c/c to walls at P.L. as D.P.C. H.L.U  
to be placed at 150mm above natural ground level.
  - D1- DOORS & WINDOWS**  
**WINDOWS & EXT. DOORS: PVC-U Energy Efficient Casework.**  
All Glazing to comply with requirements of SANS 10137 & SANS  
10400 Part N - Access doors and side lights, windows lower than  
500mm of FFL, windows lower than 1800mm above pitch line of  
eave and shop fronts to be safety glass and clearly indicated as  
such on plans at eye level.  
& internal Window sills 150x15mm fibre cement boarding.  
**FENESTRATION**  
Glazing elements are calculated from Smart Glass as Solar View &  
Glazing elements are calculated from Smart Glass as Solar View &  
Intra-panels low E Neutral XHL (60%) with the following ratings: U-  
Value - 2.0 solar. Heat gain coefficient -0.38. Ground and Lower  
Ground floor ratio calc. are within 20% and therefor comply with new  
SANS 2022 requirement. Penetration calc. page 2

- D1- FLOOR**  
**GROUND FLOOR**  
Finish as per clients spec. on 20mm thick  
concrete screed on 100mm concrete on 20mm PVC sheathing  
on 150mm mechanically wall compacted hardcore, as Spec.  
Engineer design
- 1ST FLOOR** - 20mm thick cement spread on 150mm mb & block  
concrete slab as per struc. engineer design.
- E1- WATER SUPPLY & DRAINAGE**  
**HOT WATER SUPPLY BY GAS GENERATOR**  
**HOT WATER SUPPLY** - Minimum hot water supply to be  
supplied by means other than electricity. 7 800L/year  
representing 50% of annual hot water supply based on design  
occupancy for residential homes with low rental according to  
table 12 - Maximum energy demand & energy consumption of  
SANS 204:2011)  
# - All exposed hot water service pipes (SANS 10252-1) shall  
be insulated in accordance with a minimum R-value = 1 in accordance  
with SANS 204  
# - The minimum required R-value insulation for hot water  
tanks/vessels shall be 2 and shall be installed in accordance  
with manufacturer's instructions.  
# - Solar water heating systems shall comply with SANS 1307.  
SANS 10106 and SANS 10254 based on the final  
performance determined in accordance with the requirements  
of SANS 621:14 and SANS 621:12.
- DRAINAGE**  
# - All drainage to be fall to external street level.  
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- F1- GENERAL**  
External wooden cladding - boards 300mm x 180mm x 180mm.  
Total width 1000mm. Felling min. height 1000mm. max. opening  
100mm  
2. External cladding to be fall to external street level.  
3. External cladding to be max. height 180mm and min. width 250mm  
4. No construction to protrude across the boundary line  
5. Wall "R" value. All external walls were constructed prior  
to the implementation of the new requirements

**NOTES**

- 1) - SANS 10400-XA & SANS 204  
The information in the legend above is compiled in compliance  
with the SANS 10400-XA & SANS 204:2011 regulations.
- 2) - Dimensions and Discrepancies  
All dimensions to be checked on site by the contractor.  
Written dimensions to be taken in preference to scale.  
dimensions. Any discrepancies are to be reported to the  
architectural consultant.
- 3) - ALL MATERIALS USED AND CONSTRUCTION WORK  
TO BE IN ACCORDANCE WITH THE "NATIONAL  
BUILDING REGULATIONS" AND LOCAL AUTHORITY  
REQUIREMENTS.

16 NOV 2023

Page 1: - Floor-plans ; Elevations ; Legend  
Page 2: - Site plan ; Sections ; R-Val calc  
Fen stration calc

AREA's in m <sup>2</sup>	
SITE	600
Exist. GF	98.85
Great area	71.5
1st FL	55.0
Total	175.35
Addition GF	122.8
1st FL	22.3
New footprint	145.1
Percentage	233.15
	38.858%

**Project Details:**

**"AS IS PLAN" RIDER to Plan no. 3809 with  
Proposed Additions/Alteration FOR OWNER**

Erft no. 1537 Address: 35 Denny's Rd.  
Pringle Bay

Owner: Mrs. B. Blom

DESIGN: Intellectual Properties and copy right is owned by Jan W. Schapp

**COMPROM designs**  
Architectural Consultants & Planners

SACAP reg no. 372539  
Table View/Sheep/Baby's Bay/Hermanus, RSA  
E-mail: compromdesigns@gmail.com  
Web site: www.compromdesigns.weebly.com  
Cell: 083 644 3221  
Fax: 083 224 2433

Scale: 1:100 or as stated

Date: 30/09/2023

Project no: P231015 B

Drawn: 1/12

J.W. Schapp

These drawings are drawn under the supervision of J.W. Schapp who is duly registered with the SACAP as a Professional Senior Architectural Technologist reg. no. 52597.

These drawings either approved or unapproved remain the property of Comprom Designs until all fees and disbursements due to Comprom Designs have been paid in full.

**GROUND FLOOR LAYOUT**

