Erf 1507, President Burger Street, The Island, Sedgefield: Application for permanent departure for street / lateral building lines & consent use for second dwelling unit.

The property is situated in the central area of The Island, Sedgefield on the corner of President Burger & Delarey Street.

(i) Restrictive title deed conditions: D7 & D8
The title deed restrictions for the street building line, lateral building lines & Restriction on one dwelling where removed on 08/06/2013 (see endorsement on title deed – page 7)

(ii) Sedgefield Zoning Scheme regulations (1980)
Coverage of property: at most 50% (coverage on erf 1507 = 31.47%)
Height of building: at most 2 storeys, 8.5m (existing building: 2 storeys)
Street building line: at most 5.0m (title deed restriction removed)
Lateral building line: at most 3.0m (title deed restriction removed)
Parking: at least one parking bay on each land unit (2 x garages provided)

(ii) Title deed information
The property is registered in the name of ILLE DE VILLE BK (Nr CK99/25729/23)
The property was registered at the deeds office on the 13th of July 1999.
The property size is 1281 square meters

(iv) Deviations from the scheme requirements
a) Relaxation of the street building line from 5.0m to 4.2m (to legalize existing garage & second dwelling)
b) Relaxation of the lateral building (East) line from 3.0m to 2.3m: (to legalize existing garage & second dwelling)
c) Relaxation of the lateral building line from 3.0m to 2.3m: (to legalize existing structures over the building line)
b) A second dwelling unit of 58.9sqm (the main dwelling unit is 351sqm)

(v) Consistency with SPLUMA Principles
The proposed development on the property is consistent with the by-laws of SPLUMA. The owner will be able to have optimal usage of his property if consent is granted to relax the lateral & street building lines.

(vi) Consistency with the SDF
The proposal will not have a negative impact on the character of the area.
There is no definite architectural designs on The Island, Sedgefield.
The second dwelling was originally rooms for a domestic worker that was converted by the owner.
The existing additions does not contradict what is written in the policy.

(vii) Impact on Municipal Services
Erf 1507, The Island Sedgefield, is an existing developed property with existing services for electricity and water.
The sewer system consist of an existing conservancy tank.
No additional services will be required on approval of this application.

(viii) Desirability
The second dwelling dwelling & other existing structures over the building lines will have no negative effect on the area.

(ix) Access
The access of the property is from the south on President Burger Street where the garages of the property is situated.
There is also additional off street parking available in front of the garages.
Impact on the biophysical environment
The proposed additions will have no negative effect on the environment. No protected species will be cut or removed, the property is mainly covered in lawns. The property is flat with no fall on the land.

(xii) Additional notes
*The benefit for the owners of the property, should the consent be granted, is that the existing second dwelling structure can be legalized, because the company is in the process of selling the property and want to get all Structures legal for the potential new owners.
*The zoning and usage of the property will remain single residential in the event of consent being granted.
*The granting of the consent will benefit the community by the way of sustaining and creating job opportunities in the local building sector.

Previous approvals
The second dwelling unit & the building line relaxations were approved by the Knysna Municipality but Lapsed, because the owner did not submit the plans at building control within the 2 years granted to do so. This is now the second application for this property to relax the building lines & for the second dwelling unit.

I trust that you find the above in order and that you will contact me should you require any further information.

Yours faithfully

NELIS GENADE