

Trevor Griffin Architect

28 February 2023

Town Planning
Knysna Municipality

Dear Sir

ERF 13002, Thesen Islands, KNYSNA

Attached please find departure application in respect of erf 13002, Thesen Islands, Knysna.

MOTIVATION

1.1 Background

The house on erf 13002 (P92) on Thesen Islands was constructed around 2007. Sometime between then and the sale of the house to the current owners, the north verandah pergola was removed and replaced with a lean to roof, thus continuing the existing verandah roof. No plans were submitted either to the TIHOA or the KM. Subsequent transfer inspections by the TIHOA missed this transgression when the property was sold around 2019. The writer noted this when the new owners wanted to embark on substantial alterations in 2022 and proposed removing the roof and replacing it with a pergola as originally approved, since the house without the extended roof was exactly on the 35% coverage limit required by the KM Town Planning Scheme at the time and the TI Design Guidelines. The house was 13 sqm over coverage.

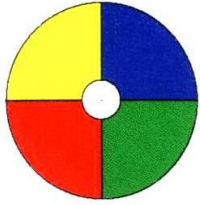
However, during construction the new owners felt that changing it to a pergola would spoil the effect that was being created, and also felt that they had bought the house with the extended roof in good faith, and therefore decided against the pergola option. It therefore remained to submit an application to the DRP of the HOA which was done in January 2023. Although the DRP does not have the necessary authority to approve additional coverage, they have endorsed the plans with their stamp which requires that a departure application be made to Town Planning.

Since the new Town Planning Scheme (2020) permits coverage of 50% for properties greater than 500 sqm, this is an application for a departure from the provisions of the Thesen Islands Design Guidelines.

1.2 Regulatory

The Thesen Islands Design Guidelines state the following with regards to coverage:

T1. Maximum Coverage



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The maximum coverage allowed (or footprint) of all roofed buildings (including gazebos, verandahs, canopies, etc) is specified as a percentage of the area of the stand. (see Definitions of "Coverage" and "Footprint" at the end of the Manual). The maximum coverage is: All Stands - 35% of Stand area. (my underline)

Even though the Town Planning Scheme has changed the maximum coverage from the previous 35% to 50% (for stands over 500 sqm), the TI Design Guidelines have not been amended and therefore still limit coverage to 35%. The extended roof is 13 sqm in extent, thereby increasing the coverage from 35% to 36,1%, still well within the 50% allowed elsewhere.

Since, as previously described in 1.1 above, the extended roof is within a fully walled courtyard, the additional coverage does not impact on the surroundings at all – see 1.3 below.

1.3 Neighbours

The property is on the edge of Thesen Islands facing The Heads. The extended roof is situated within a fully enclosed courtyard. To the east it is shielded by the existing granny flat, to the south by the house itself, to the north partially by the granny flat and the courtyard wall, and to the west by the garages and the house. It therefore has no impact on any neighbour or the general surroundings.

1.4 Aesthetics

The extended roof has been constructed to perfectly match the style of the house and is aesthetically pleasing.

Conclusion

The current owners were not responsible for the transgression, and accordingly there should be no Contravention Levy imposed. The Thesen Islands Design Review Panel has approved this additional coverage subject to the Knysna Municipality approving a permanent departure application. It has no impact on the neighbours, is aesthetically pleasing and well within the Town Planning Scheme limit of 50%.

Regards

Trevor Griffin

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