

Objection from the owners of Erf 394

ANNEXURE 7

Janelle Vermeulen

From: Sally Munro <SallyMunro@woolworths.co.za>
Sent: Wednesday, 13 September 2023 23:39
To: Janelle Vermeulen; Langeberg Municipality
Cc: Jean vd Merwe
Subject: Re: PROPOSED CONSENT USE: ERF 390, ROBERTSON
Attachments: 54 Albert Street response to proposed consent for ERF 390 Albert Street .pdf;
PHOTO-2023-09-12-17-36-20.jpg; PHOTO-2023-09-12-17-36-21 2.jpg;
PHOTO-2023-09-12-17-36-21 3.jpg; PHOTO-2023-09-12-17-36-21.jpg;
PHOTO-2023-09-12-17-36-22 2.jpg; PHOTO-2023-09-12-17-36-22.jpg

Hi Janelle

Please find our response to the proposed consent use for ERF 390/ Robertson , and attached images for visual reference

Kind regards

Sally Munro & Jean Van Der Merwe
54 Albert Street
Robertson

From: Jean vd Merwe <jean@sagewisebsc.co.za>
Date: Wednesday, 13 September 2023 at 23:04
To: Sally Munro <SallyMunro@woolworths.co.za>
Subject: FW: PROPOSED CONSENT USE: ERF 390, ROBERTSON

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Report any suspicious activity to phishing@woolworths.co.za or use the Phish Alert button in Outlook.

From: Janelle Vermeulen <jvermeulen@langeberg.gov.za>
Date: Wednesday, 16 August 2023 at 10:12
To: "jean@sagewisebsc.co.za" <jean@sagewisebsc.co.za>
Cc: Langeberg Municipality <admin@langeberg.gov.za>
Subject: PROPOSED CONSENT USE: ERF 390, ROBERTSON

Goeie dag,

Vind asseblief aangehegte grondgebruik aansoek vir u aandag en kommentaar.

Vriendelike groete/Kind Regards

Janelle Vermeulen

Sekretaresse:Stadsbeplanning/Secretary: Town Planning
023 614 8030


ivermeulen@langeberg.gov.za



"People at the centre of Development"

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SALLY MUNRO & JEAN VAN DER MERWE
54 ALBERT STREET

MUNROSALLY1@GMAIL.COM TEL (082) 8735920

ATTENTION: DP LUBBE/ MUNICIPAL MANAGER /LANGEBOG MUNICIPALITY

RE: Consent use of ERF 390, Albert Street 152, Roberston

1. **We will not consent** until such time that we have received a copy of the approved plans (for both the main house and the second dwelling), because the consent use applies to both.
 - When were these plans approved?
 - Can the council confirm that the current buildings (as they are) are built in line with the approved plans and building regulation?

2. **We will not consent** until such time as a land surveyor can confirm the following: {
 - a. The position of the second dwelling setback from the property boundary.
 - b. the height of the roof ridge of the second dwelling.

Motivation for land surveyor:

- a. The setback from the boundary should be 1.5m according to the regulations, but on their own diagram it is indicated 1.4m – which is it?
The municipal regulation states that: “any portion of a building that contains an external window or door facing onto a common boundary must be set back at least 1.5m from the boundary”.

There is a fire regulation SANS 10400-T:2001 that requires a wall on a property boundary (where the doors and windows are more than 5m² in total) to have a 1.5m setback – less than 5m², a 1m setback – **until such time as we can see the approved plans we want confirmation of where the setback line should apply, until such time we do not consent**

- b. The height:
The municipal regulations limit a second dwelling not connected to a main house to a maximum height of 6.5m (to the roof ridge).
We want confirmation of what the height of the second dwelling building is. It is unclear in the letter sent to us whether the owners are asking us to consent to a building higher than 6.5m. In this case we object
If the outbuilding/second dwelling structure was approved at a height exceeding 6.5m how was this allowed, and we will therefore not consent.

In response to the motivational report and specified line items:

REFER: 4: APPLICATION:

"Height double storey / Second dwelling" – **is this an application to have a height exceeding 6.5m? In this regard we will not consent**

REFER: 5.1 ADHERENCE TO DEVELOPMENT PRINCIPLES/ SPATIAL SUSTAINABILITY

" The owners have already grown trees/ plants to mitigate any visual impacts on ERF 394 (star jasmine will cover the north western wall of the second dwelling and 15 Chinese Poplar trees will be planted along the other side of the common boundary wall " – **in communication with the owners we have not consented to Chinese poplar trees due to the fact that they are deciduous and not evergreen to ensure all year privacy. This has not been agreed on, and an alternative fast growing evergreen tree/ trees needs to be agreed on**

REFER 5.2 NEED AND DESIRABILITY

" The side boundaries are fenced with 1.8m high vibracrete walls that ensure privacy and low visual impacts" – **current dwelling with the 1.8m vibracrete wall and first storey garden patio that has been already built overlooking our property (we refer to above point that we still awaiting plan approval of this area on approved plan) does currently not ensure privacy, and therefore we do not consent until building plan approval.**

" A 2.5m wide stoep will be added in front" – " **in front" of what has not been defined as yet. Should the owners be referencing the open roof space between the garage and the first floor of the second dwelling which currently has doors built onto this area– we do not consent to this addition until approved plans have been submitted.**

Please refer to images attached for further reference,

Kind regards



Sally Munro
54 Albert Street
Robertson











