



# PLANS & PROJECTS

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ARCHITECTURAL DESIGN, INDUSTRIAL ENGINEERING, PROJECT MANAGEMENT



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Our Ref: wordpro/ppcorres/196Problem Mkhize Rd/mb  
Your Ref:

16 January 2022

The Head  
Kwazulu-Natal Amafa And Research Institute  
P.O. Box 2685  
PIETERMARITZBURG  
3200

Dear Sirs

Attention Roz Devereux

## **196 PROBLEM MKHIZE ROAD –RECTIFICATION OF ILLEGAL WORK**

Application is hereby made for the condonation of unlawful work undertaken at the above address as well as the reduction of submission fees from R4 000.00 to R800.00 for this application.

The property was purchased by my client on 30.06.2017 in the condition that has been depicted on the attached plans (plan no. 2165-18). At the time of purchase, my client was under the impression, implied by the Estate Agent, that the plans were all up to date.

In April 2018 my client had to put the property on the market due to financial reasons. A purchaser was found and asked for copies of the approved plan. At this stage it was established that there were no plans for the extensions to the dwelling and that the extensions encroached on the side space and that the coverage had now been exceeded.

Mr. Williams was able to establish that the Carport, Awning and Sunroom were erected by the previous owner, a Mrs. A. Gomes, Carport and Awning in April 2015 and Sunroom in August 2015. Mrs. Gomes said that the Bedroom, En-Suite and Kitchen, Verandah were there when she bought the property. Mrs. Gomes has since died

Subsequent investigation using Google Earth has revealed the these additions were done some time between April 2005 and April 2006. Mr. William's has as yet been unable to establish who owned the property during this period. Copies of Google Earth images from 2002 to 2015 are attached as proof of the above statement

Mr. Williams is the unfortunate victim of someone else's failure to abide by the rules and regulations laid down by council for the erection of buildings and councils failure to monitor construction within their jurisdiction. He is trying to correct the errors and omissions of the previous owners and sell the property that he bought in good faith.

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Mr. Williams has had to go to great, unexpected, financial expense to obtain Town Planning consent for the relaxation of both side spaces and coverage as well as the submission and approval of plans for the building he thought was legitimate.

Some relieve in the waiving of the normal fees for illegal work would be greatly appreciated.

I await your decision on this matter. Your speedy reply will be greatly appreciated as this is the only thing outstanding on the approval of this plan.

For and on behalf of  
PLANS and PROJECTS

A handwritten signature in black ink, appearing to read 'M. Backler', written over a horizontal line.

M. BACKLER