



DEVELOPMENT PLANNING ENVIRONMENT & MANAGEMENT UNIT

Development Management Department

Development Applications Branch

Central
166 KE Masinga Road (Old Fort Road) Durban 4000
P O Box 680 Durban 4000
Tel: 031 311 7069/7070/7169
Email Address : daa.central@durban.gov.za

Enquiries: Contact the relevant departments listed.

DECISION NOTICE

The Owner / Applicant

2022/03/24

APPLICATION NO: CE22020167

ADDRESS: 71 Edmonds Road, Berea

We regret that the above mentioned application has been **REFUSED**. The original refusal date is **2022/03/24**

The refusal is in terms of Section 7 of the National Building Regulations and Building Standards Act 103 of 1977. The following comments set out the reasons for the refusal: -

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1. Height of the new Timber Deck is required.
2. Clear and Legible copy of plan is required.
3. Since the building on this property is older than 60 years, the plan is to be circulated to KwaZulu-Natal Amafa Heritage Institute for authorization in terms KwaZulu-Natal Amafa Heritage Act.
4. Notification of Rational Assessment in terms of SANS 10400 - A 1 3(a) is required.
5. Competent Person's (Structural) full names is required on SANS 10400 Form 1, Schedule B.
6. No records showing existing DC Stormwater Pipe within 1.83m S&D Servitude at the rear of the property.
7. Roof material to match the existing structure on site.
8. A letter of compliance in terms of SANS 10082 by the contractor or registered Competent Person.

In terms of the National Building Regulations and Building Standards Act the above requirements are to be attended to prior to further consideration given to the application.

If the requirements are not clear, please email or phone directly to discuss the matter with the relevant Department or Section, Monday to Friday between 8:00am to 16:00pm or to make the necessary arrangements for online meeting.

Note: You are furthermore advised that in terms of the Act this application may be submitted anew, at no additional cost, within a period not exceeding one (1) year from the date on which the application was first refused on the following conditions:-

- a. the plans, specifications and other documents have been amended in respect of any aspect thereof which gave cause for the refusal; (Note: all endorsements, alterations and amendments to the above plans to be dated and signed in black ink by the Owner or nominated Appointee (P.O.A) and
- b. if the plans, specifications or other documents in their amended form do not substantially differ from the plan, specifications or other documents which were originally submitted.

The resubmission is to be uploaded via the electronic portal <https://eservices.durban.gov.za/v2/>

Any application submitted after a period of one (1) year from the **ORIGINAL REFUSAL DATE** will result in new fees being payable irrespective of the number of times the application has been refused.

Submissions anew will not be considered where all items which gave rise to the refusal have not been attended to.

It is further to be noted that the time-frame for re-consideration of the application by the local authority with respect to the National Building Regulations and Building Standards Act, will be measured from the date of such re-submission & not from the date of the original submission. No priority will be afforded such re-submitted application by the local authority.

Should you be aggrieved by the above mentioned decision, you may appeal within the period and manner prescribed by the provisions of Promotion of Administrative Justice Act, or any other appropriate forum.

All new Building Plan Applications and Enquiries are to be submitted online via the following link

<https://eservices.durban.gov.za/v2/>

Information and guidelines provided by the Development Applications Branch is available from the webpage at:

http://www.durban.gov.za/City_Services/Pages/default.aspx

Yours faithfully

A handwritten signature in black ink, appearing to be 'M. O. U.', with a long horizontal line extending to the right from the end of the signature.

PP: HEAD, DEVELOPMENT PLANNING, ENVIRONMENT & MANAGEMENT UNIT