



DEVELOPMENT PLANNING ENVIRONMENT & MANAGEMENT UNIT
Development Management Department
Development Applications Branch

Central
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Enquiries: Contact the relevant departments listed.

DECISION NOTICE

The Owner / Applicant

2022/03/31

APPLICATION NO: CE22030048

ADDRESS: 36 Glenmore Crescent, Athlone

We regret that the above mentioned application has been **REFUSED**. The original refusal date is **2022/03/31**

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. Since the building is older than 60 years, this application is to be referred to Amafa aKwaZulu-Natali for consent in terms of the Natal Heritage Act. Should this be disputed. **application submitted**
2. Clarify how the stormwater will be managed on the site for the roofed area and hardened areas exceeding 40% of Site area. Clearly identify the system that will be used on site as there is a conflict with stormwater management schedule with what is shown on site **soak pit on driveway plan.**
3. Full compliance with SANS 10400 XA/204 is required separate for each unit. (Lighting annual energy consumption and optional lighting layout plan, Fenestration compliance for units exceeding 15% in glazing area ratio to net floor, Roof, Insulation specifications and **fenestration booklet** R-values, wall R-values)
4. Specify spacing to balustrade in compliance with SANS 10400 Part D4.2 **note amended**
5. Soakpit detail to be provided soakpits to be min 3m away from boundary line and all structures with foundations. **soak pit is 3m away**
6. Cadastral description in conflict with title deed. **changed it from sub & lot to portion and erf**
7. Glazing schedule to be provided with application to assess compliance with SANS 10400 part N.4.4 **glazing schedule added**
8. Full pool detail to be provided. Position of pool pump/ break-pressure tank to be indicated on plan. Indicate the disposal system for wastewater reticulation from the new pool on the plan. **done**
9. Project description to include ancillary unit. Term granny flat to be amended to ancillary unit. **changed granny flat to ancillary**
10. Please provide area schedule break down. **done**
11. Indicate all sewer reticulation on elevations. (gulleys and vent pipes) **done**

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

PP: **HEAD: DEVELOPMENT PLANNING, ENVIRONMENT & MANAGEMENT UNIT**