

# SFB PLANNING COMMITTEE MEETING (14/2018)

MONDAY 20th OF AUGUST 2018 AT 17h45

THE EQUINOX, 154 MAIN ROAD, SEA POINT

## MINUTE OF PLANNING COMMITTEE

### 1. Welcome & Apologies

**Apologies:** Lauren Bolus, David Rose, Larry Aberman

**Present:** Ori Saban, Victor Morris, Gordon Metz, Aris Vayanos, David Polovin, Lizaan Loedolff

### 2. Previous Minutes

2.1. 30.07.2018 (13/2018)

**Proposer:** Victor Morris

**Seconder:** Aris Vayanos

### 3. Matters Arising

### 4. Items for comment:

4.1. ERF 233 SEA POINT EAST 3 ILKLEY CRESCENT: Departures

– 28 AUG

(Application Number 70350895)

**Departure:** Item 22(d): To permit a portion of the building (first storey balcony and staircase – beyond 12m from the street boundary and closer than 3m from the North West common boundary) to be 5.228m ILO 4m in height.

Item 22(d): To permit a portion of the building (first storey balcony and staircase – beyond 12m from the street boundary) to be setback 2m ILO 3m from the North West common boundary.

Item 22(d): To permit a portion of the building (first storey extension – beyond 12m from the street boundary and closer than 3m from the southern common boundary) to be 7.224m ILO 4m in height.

Item 22(d): To permit a portion of the building (first storey extension – beyond 12m from the street boundary) to be set back 2.021m ILO 3m from the southern common boundary.

**Description:** Alterations and Additions to the existing dwelling house on the property.

**Discussed:** The applicant refused to supply the committee with the supporting documents, including the proposed plans in colour to mark the demarcation areas. Due to the lack of information, the committee cannot comment, object or support this application.

**To Proceed:** LL to investigate with The City what the correct procedure will be for the committee to follow in this instance.

#### 4.2. ERF 640 SEA POINT EAST 3 CLIFFORD ROAD: Departure

– 28 AUG

(Application Number 70383973)

- Departure:**
- Item 41(a): To permit the coverage of flats on the property to be 81.3% (274m<sup>2</sup>) ILO 60% (224m<sup>2</sup>).
  - Item 41(e): To permit a portion of the first (ground) storey (below 25m in height from base level) to be 0m ILO 4.5m from the street boundary (Edward Street).
  - Item 41(e): To permit a portion of the second to fourth storeys (below 25m in height from base level) to be 1.5m ILO 4.5m from the street boundary (Edward Street).
  - Item 41(e): To permit portion of the first and second storey of the building (below 25m in height from base level), beyond 18m from the street boundary (Edward Street), to be 0m ILO 4.5m from the north western common boundary.
  - Item 41(e): To permit portion of the third storey of the building (below 25m in height from the base level), beyond 18m from the street boundary (Edward Street), to be 1m ILO 7.647m from the north western common boundary.
  - Item 140(1)(b): To permit a vehicle ingress or egress to be 7.38m ILO 10m from an intersection of street boundaries (Clifford Road & Edward Street)

**Description:** The application is to construct a 3-unit block of flats on the property.

**Discussed:** The committee finds the departures excessive and believe the current setbacks need to be respected. The only departure in this application supported is:

*Item 41(e): To permit a portion of the first (ground) storey (below 25m in height from base level) to be 0m ILO 4.5m from the street boundary (Edward Street).*

The motivation report does not appear to remove anomalies. There is no attempt from the applicant to adhere to the zoning scheme. Should the applicant revise their plan, the committee will be willing to revisit the application and their comment.

**To Proceed:** Object

#### 4.3. ERF 932 BANTRY BAY 24 VICTORIA ROAD: Departures

– 30 AUG

(Application Number 70381726)

- Departure:**
- Item 41(e): To permit the south-east building corner (below 25m in height from base level) to be 2.17m ILO 4.5m from the street boundary (Victoria Road).
  - Item 41(e): To permit the north-west building corner (below 25m in height from base level) to be 1.0m ILO 4.5m from the common boundary.
  - Item 41(e): To permit the third storey of the building (below 25m in height from base level) to be 4.51m ILO 5.41m from the north and south common boundaries.
  - Item 41(e): To permit the fourth storey balcony of the building (below 25m in height from base level) to be 4.51m ILO 7.02m from the north and south common boundaries.

Item 137: To permit 8 off street parking bays ILO 16 off-street parking bays.

Item 171(1): To permit the building abutting the lower side of a scenic drive (Victoria Road) to project above the abutting pedestrian footway.

**Description:** To develop an 8 unit block of flats on the property.

**Discussed:** This building has been zoned as GR4 and contains heritage significance. The departures for this application are completely egregious and the committee took into account the effect that this development will have on the neighbours. Regarding the parking departure; with the congestion of traffic in Sea Point and the limited parking, it is suggested that the applicant either meet the required amount of parking bays or provide more bays than required.

**To Proceed:** Objection

**4.4. ERF 408 FRESNAYE 8 IRWINTON ROAD: Alterations & Additions: HWC - ASAP**

**Departure:** N/A

**Description:** Alterations and additions to existing dwelling.

**Discussed:** This is a rider submission. Minor alterations, including a new skylight that will bring more natural light into the house.

**To Proceed:** LONO

**4.5. ERF 115 & 116 FRESNAYE 75 KLOOF ROAD: Alterations & Additions: HWC – ASAP**

**Departure:** N/A

**Description:** Previous application submitted and rejected by The City. Completely reworked application approved by The City and awaiting comment from the SFB Planning Committee. Partial demolition was approved previously.

**Discussed:** The committee finds beauty in this building and is unconvinced by the heritage report which is a repeat of the previous report submitted with the original application. The proposed plans include a new garage, gate, and bulking with significant changes. The gable is an architectural feature that provides a certain presence and should not be altered due to its heritage significance. It is a rarity to see the gable as part of the building and not as the highest point such as suggested in the proposed changes. The committee's heritage specialist feels that this building contains significant heritage value but that the proposed plans shows that it has been done sensitively.

**To Proceed:** Lizaan to ask applicant for permits from The City and HWC confirming their support for the alterations & additions.

**4.6. ERF 514 FRESNAYE 224 HIGH LEVEL ROAD: Alterations & Additions: HWC – ASAP**

**Departure:** N/A

**Description:** Alterations and Additions to existing dwelling.

**Discussed:** City Heritage Comment: "Several versions/revisions of a proposed intervention and suggestions by E&HM have columnated in the current Rev8 design proposal. The current proposal aims to retain the aspects of the existing significance appropriately by simplifying the additions and keeping them in the most part, to the rear of the building". Environmental &

Heritage Management Comment: "Revised proposal received after design discussion with architect. HWC com form completed, supported". Sensitively done and not overwhelming the current building.

**To Proceed:** LONO

**4.7. ERF 331 BANTRY BAY 5 RAVINE ROAD: Alterations & Additions: HWC – ASAP**

**Departure:** N/A

**Description:** The proposed alterations are predominantly contained within the existing envelope of structure.

Changes to the exterior terraces, the swimming pool position and terrace screening on the NW ocean facing side of the property.

New terrace roof slabs, a pergola and freestanding gazebo will provide for much needed shelter on the NW face of the building.

There is a small area which has been added as new work to the existing footprint envelope on the rear SE side of the site on the ground floor level where the kitchen, guest bathroom and cloakroom are being altered in order to rationalise an uneasy layout.

The internal access stairs to the flat area is being removed.

A kitchenette and a shower will be added to the existing bathroom in the Flat area.

A new roof garden over the existing garage at the flat area level will greatly enhance the street frontage and soften views onto and out from the upper levels of the residence.

The entrance hall is extended and the entrance door position changes.

The ground floor level is reconfigured to accommodate a new cloakroom and guest WC with the existing being converted into a wine cellar with access off the dining room.

The main stairs to the upper first floor level will change.

The first floor main bedroom and bathroom accommodation is altered in order to provide for a reconfigured generous main bathroom – en – suite and a new dressing room en-suite.

The dressing room utilises an existing bedroom space which was previously accessed awkwardly and obliquely through a study area from the stair lobby.

The second bedroom has an altered and dedicated bathroom – en – suite which was previously shared with two access points – one awkwardly via a change in level at the doorway.

The proposed changes greatly enhance the overall upper level layout.

Changes to the sliding doors, terrace floor finishes and balustrades replace existing inferior quality finishes.

The residence is being altered for use by the new owner, his wife and family who will visit from time to time.

**Discussed:** With the exception of a small departure, the changes happen within the envelope. There is no heritage significance as this house has been significantly altered.

**To Proceed:** LONO

**4.8. ERF 215 BANTRY BAY 6 CRAIGROWNIE ROAD: Alterations & Additions: HWC – ASAP**

**Departure:** N/A

**Description:** Mostly internal alterations with 1 new bay window to main bedroom and 2 new windows to bedroom 2.

**Discussed:** There is only external work done by adding windows. The bay window will be also be replaced. No major alterations.

**To Proceed:** LONO

**4.9. ERF 554 SEA POINT 233 HIGH LEVEL ROAD: Partial Demolition: HWC – ASAP**

**Departure:** N/A

**Description:** Demolition of redundant staircase and Mandalay.

**To Proceed:** The stairs create an element of symmetry. Environmental & Heritage Management Comment: “Demolition of staircase on the west of site supported”. City Heritage Comment: “No objection to the proposed demolition of the external staircase on the west side of the erf”. Applicant might want to use it to increase their parking area.

**To Proceed:** LONO

**5. Correspondence**

**5.1. Public Participation Process**

Development Charges

Heritage Western Cape (HWC) is currently working on a new way to manage the Public Participation Process to allow for more efficiency. The proposed increase in development charges will afford The City more employees that will result in the HWC process to be sped up.

**5.2. Erf 314 Bantry Bay 4 Fir Road Objection**

A resident requested the assistance of the Planning Committee to help her object to departures for Erf 314 Bantry Bay 4 Fir Road. This application was reviewed by the committee on the 16<sup>th</sup> of July and it was decided to object to the parking departure as there is a growing concern regarding the lack of parking in the Atlantic Seaboard. The resident confirmed that this application was not advertised on the building as it should have been, but she managed to object within the deadline. Lizaan will contact her and adviser her to make use of a Town Planner to assist her with her objection, she will need a professional to help her with the process. The committee will keep their objection as is.

**6. General**

**7. Next Meeting Date:**

03 September 2018

**8. Close**

19:13