

Delegated Decision Report

Application No:	25/0105	Statutory Period Expires:	8th April 2025
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Site:	<i>St Michaels Rc Primary School, Canteen At Baldwin Close Newport NP20 2LW</i>		
Proposal:	LAWFUL DEVELOPMENT CERTIFICATE FOR THE PROPOSED CHANGE OF EXISTING ROOF MATERIAL FROM FIBRE CEMENT SLATE TO AN METAL AIR TILE PRODUCT OF SIMILAR APPEARANCE		
Applicant:	<i>M Legge</i>		
Type:	Lawful Development Proposed	Ward:	Pillgwenlly
Decision:	GRANTED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 St Michaels RC Primary School is situated on Baldwin Close, located in the Pillgwenlly ward.

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to change the existing roof material from fibre cement slate to an Airtile Slate. Each individual slate width measures 250mm. The total area covered will be 1305m.²

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
10/1041	EXTERNAL CANOPY FOR OUTDOOR PLAY	GRANTED	02/12/2010

5. PLANNING POLICY

7. ASSESSMENT

8.1 Principle of Development

This LDC application seeks a determination as to whether a proposal to change the roof material from fibre cement slate to a metal air tile of similar appearance requires planning permission.

8.2 The total area of the roof is 1305m ².

8.3 In order to be 'development', the proposal would need to accord with Section 55 of the Town and Country Planning (General Permitted Development) Order 1990 (as amended). Section 2 states that the following operations or uses of land shall not be taken for the purposes of this Act to involve development of the land—
(a)the carrying out for the maintenance, improvement or other alteration of any building of works which do not materially affect the external appearance of the building.

- 8.4 The proposed roof material is similar in colour and appearance to the existing roof material; therefore, it is not considered that the proposed development would materially affect the external appearance of the building.

9. OTHER CONSIDERATIONS

9.1 *Crime and Disorder Act 1998*

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 *Equality Act 2010*

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 *Planning (Wales) Act 2015 (Welsh language)*

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 *Newport's Well-Being Plan 2018-23*

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. CONCLUSION

- 10.1 The proposed development does not exceed any of the relevant limitations set out in Section 55 of The Town and Country Planning (General Permitted Development) Order 1990 (as amended) and is therefore considered permitted development.

**11. DECISION
GRANTED**

The development shall be implemented in accordance with the following plans and documents <Site Location Plan, ssds-air001-airtile_slate>.

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

NOTE TO APPLICANT

02 Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.