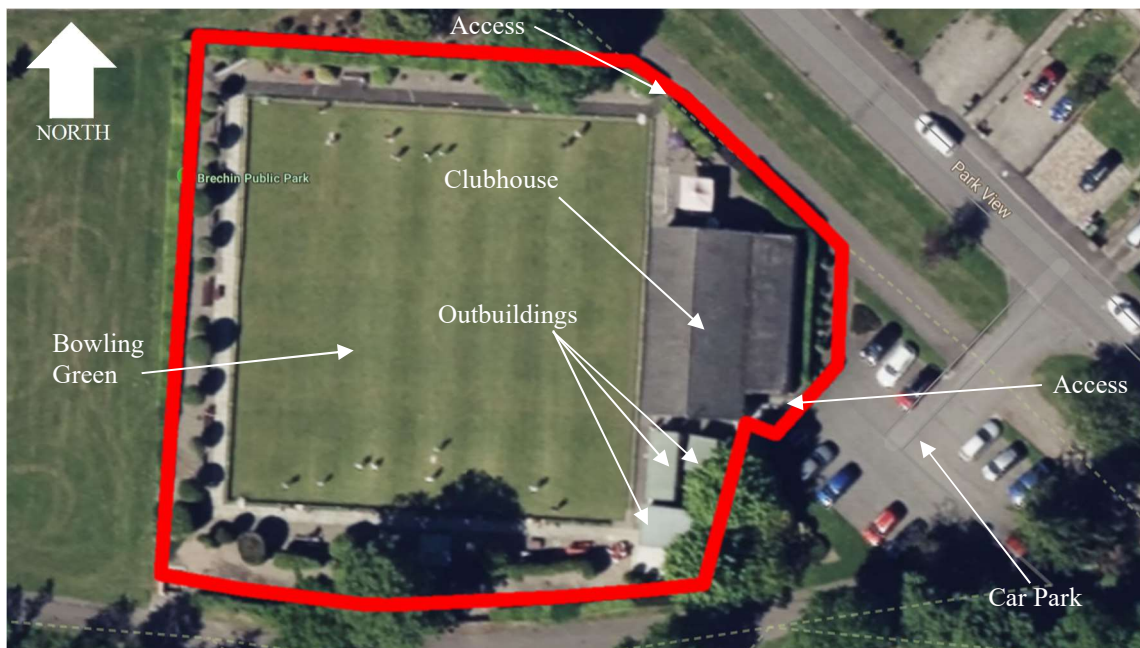




Proposed Alterations and Extension At Park View Bowling Club, Brechin

Site Analysis and Background

The proposed site, which is home to Park View Bowling Club, is located at the eastern side of the Angus City of Brechin. The club house is located to the east of the site with direct access to a car park located along the eastern boundary. There are existing outbuildings located to the south of the club house and an additional point of access can be found along the northern boundary. The bowling ground fills the remainder of the site.





Site Photographs



View of the East Elevation from the Car Park



Front Entrance



West Elevation and Bowling Green



West Elevation and Bowling Green



Outbuildings



North Elevation



Eastern Elevation

Proposals

This proposal is for planning permission to extend the existing Club House. The relevant policy within the Angus Council Local Development Plan which supports this proposal is Policy TC8.

This policy states:

Policy TC8 Community Facilities and Services

The council will encourage the retention and improvement of public facilities and rural services.

Proposals resulting in the loss of existing public community facilities will only be supported where it can be demonstrated that:

- *The proposal would result in the provision of alternative facilities of equivalent community benefit and accessibility*
- *The loss of the facility would not have an adverse impact on the community*
- *The existing use is surplus to requirement or no longer viable*
- *No suitable alternative community uses can be found for the building and land in question*

The council will seek to safeguard rural services that serve a valuable local community function such as local convenience shops, hotels, public houses, restaurants and petrol stations. Proposals for alternative uses will only be acceptable where it can be demonstrated that:

- *The existing business is no longer viable and has been actively marketed for sale as a going concern at a reasonable price/rent for a reasonable period of time*
- *The building is incapable of being reused for its existing purpose or redeveloped for an appropriate local community or tourism use*
- *Equivalent alternative facilities exist elsewhere in the local community.*

New community facilities should be accessible and of an appropriate scale and nature for the location. In the towns of Angus, and where appropriate to the type of facility, a town centre first approach should be applied to identify a suitable location.

This policy states that it supports the improvement of public facilities. The proposed extension is to provide an additional changing room which will allow the away team a space to change rather than just the current one changing room used by the home team. Additionally it is proposed that French doors are to be added on the Western boundary to allow better access between the green and the clubhouse.

The proposals are consistent with overarching aims of The National Planning Framework 4, some key policies are listed below:

Policy 13 – Sustainable Transport

The clubhouse is located within the city of Brechin, the site is located a 4 minute walk to the nearest bus stop at Infirmary Street which is regularly frequented by the number 34 bus. Additionally the site is a 5 minute walk from the nature trail and is served by other walking paths.

Policy 14 – Design, Quality and Place

The proposed extension will be in-keeping with with the 6 qualities to create a successful place,

Healthy – The site is located within a green park and has several walking networks connecting to the surrounding neighbours and the rest of Brechin.

Pleasant – the proposals are away from flood planes, will have minimal noise due to its location within a park

Connected – as mentioned above the site is connected to several footpaths, pavements and cycle routes with a public bus service within a 4 minute walk.

Distinctive – The proposed extension will be of appropriate height and scale as it will be set by the existing property. The materials will all be in-keeping with the existing property which harmonizes well with its surroundings.

Sustainable – the proposed is surrounded by blue-green infrastructure, this is due to the park and trees surrounding the site.

Adaptable – the site has been used by a bowling club for a long time and will be for the foreseeable future, however the building could easily be adapted for another use if necessary.

Policy 20 – Blue and Green Infrastructure

This policy seeks to preserve the blue and green infrastructure, the proposed site is surrounded by green infrastructure however the proposals will not be detrimental to these, as they will be replacing current outbuildings.

Policy 21 – Play Recreation and Sport

This policy looks to encourage, promote and facilitate spaces and opportunities for play, recreation and sport. This fits well with our proposals as they provide facilities for this.

Policy 22 – Flood Risk and Water Management

Our proposals are not within a flood plane, therefor comply with this policy.

Policy 23 – Health and Safety

The proposed is not near or the cause of loud and constant noise, is not upon a hazardous site or contains hazardous substances and is not within an area known or will not cause poor air quality.

Design

The proposed extension will be simple in design to ensure that it is in-keeping with the existing building and its surroundings. This extension will provide a larger changing room - with a closer link to the green - which will be inhabited by the home team leaving the smaller changing room at the east of the building to be used by the away team. Additional toilets are proposed for the home team to utilise whilst changing but also for players to access quickly during games.

Conclusion

We are of the opinion that these proposals are in keeping with the TC8 Policy. The proposed extension will provide a better building layout for the Bowling Club users and we hope for a positive outcome to this application.

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