

As a background, the site is located on Kingsend HA4 7DA Ruislip, which falls in the Ruislip Village conservation area. The existing property (size of around 1/3 acre of land) is a back land development of two bungalows (28B & 28C) built in 1978. The property is just behind Osbourne Court (Kingsend 28 & 28A), which is three storeys development of 9 flats, and next to that is Ellthorne Court (Kingsend 30), which is also three storeys development of 11 flats. The other side of the property are the rear gardens of two to three storeys houses of Ickenham Road.

This application seeks planning permission for the erection of two flats on top of each existing bungalow. In this connection please note the followings.

- The proposed development is not increasing the footprint of the existing development of 28B & 28C.
- Since the site is surrounded by large detached dwellings, generally two to three storeys in height, the proposed development will not be incongruous to the nearby properties, and would also not detract the visual amenity of the area and the character / appearance of the Conservative area.
- Given the large distance between the site and the nearby properties, the new development will not be likely to cause any undue noise and disturbance to adjoining occupiers during construction period. Moreover, considering the distance, proposed new development will not be intruding the privacy of the neighbours.
- The proposed development will result in increase of only two car parking (one car for each flat). Each existing bungalow has its own detached double fronted car garage (for 2 cars) and garden. In front of the property there is a large open area to accommodate parking for 5 additional cars, dustbins storage and refuge, as shown in the attached site plan.
- The proposed development will not result into cutting any trees or bushes.