

Appeal 6012789

Appeal questionnaire

Submitted on 28 July 2026.

Appeal type	Full planning
Appeal site	Glencoe Villa, Snailswell Lane, Ickleford, SG5 3TS
Agent contact details	Tom Donovan
Application number	26/00637/FP

Constraints, designations and other issues

Is a planning appeal the correct type of appeal?	Yes
Changes a listed building	No
Affects a listed building	No
Affects a scheduled monument	No
Conservation area	No
Protected species	No
Green belt	Yes
Is the site in a national landscape?	No
Designated sites	No, it is not in, near or likely to affect any designated sites
Tree Preservation Order	No
Gypsy or Traveller	No
Public right of way	No

Environmental impact assessment

What is the development category?	Other
-----------------------------------	-------

Issued screening opinion	No
Did the applicant submit an environmental statement?	No

Notifying relevant parties

List of neighbours' addresses that you notified about the application	2600637FP List of those notified of appeal.pdf (/document/d4fe4b12-85d7-48ae-b366-6fd01b080cd4)
Type of notification	A site notice Letters or emails to interested parties
Uploaded site notice	32BC931A17CE4E28A95419B20050A35D.pdf (/document/178d6b86-a7b4-4914-8cae-2578f41e3cd4)
Letter sent to neighbours	2730544DA3934EA1BC0FBF57830543AB (1).pdf (/document/7e1ae43d-2ecc-46b4-b1fe-87568f0d227c) 32BC931A17CE4E28A95419B20050A35B (1).pdf (/document/4876c50d-af59-4321-857f-f7df301e98b9)
Upload the appeal notification letter and the list of people that you notified	2600637FP Copy of appeal notification letter.pdf (/document/77040b08-f0f4-427c-8ac0-4efe257efee3)

Consultation responses and representations

Statutory consultees	Yes Parish Council; North Herts Environmental Health; North Herts Ecology; Herts Highways; Waste and recycling; Upper Ouse Water Board
Responses or standing advice to upload	Yes
Upload the consultation responses and standing advice	35F7085B22E34395A39102AF94B03765 (2).pdf (/document/373a52ec-f002-444b-8084-28bfd190e99) 26-00637-FP Glencoe Villa, Snailswell Lane, Ickleford, Hitchin, Hertfordshire, SG5 3TS.docx (/document/1e5b300f-aa0e-4e49-88f7-3bf35f2dd913) Ecology Glencoe.png (/document/fbd90395-c21b-477e-bcef-b349257411d7)
Representations from other parties	Yes
Upload representations from other parties	6EE9CC7A6A3E49F3AB80DD510C85B210 (1).pdf (/document/5a1e66ca-ebdd-43eb-86a5-2a8331e569d3) neighbour rep.png (/document/8c077021-340a-4055-bcd7-3691bceb2c51)

Planning officer's report and supporting documents

Upload planning officer's report	43A90513117F46BD8B2466B4437E6255.pdf (/document/1c24652d-a644-403d-8d62-1abcaa3ff556)
----------------------------------	---

Do you have any relevant policies from your statutory development plan?	Yes
---	-----

Policies from statutory development plan	D2.pdf (/document/0ef76c5e-d5d5-48c1-b456-03194c449db4) T2.pdf (/document/b108997c-c546-4d59-9051-3c38d357efd8) SP1.pdf (/document/4614f302-56de-4d68-8bd8-3ca4ef7c4aa7) D3.pdf (/document/fe33d9ab-505b-4bde-af9b-5feac944c930) Local Plan 2011-2031 Front Page.pdf (/document/cab5e5f3-2964-449f-9301-70385d068257) SP5.pdf (/document/cc78eb54-a0d2-4ac8-94f3-97c3d7796402) D1.pdf (/document/ccfe0f81-8e1a-4a71-bd8e-a6ea43fcd6e8) LocalPlan adoption .png (/document/c9c1a0dd-9a98-4454-b22e-d87d0b9d8874)
--	--

Emerging plans	No
----------------	----

Do you have any other relevant policies?	No
--	----

Supplementary planning documents	Yes
----------------------------------	-----

Upload supplementary planning documents	SPD Vehicle Parking at New Development.pdf (/document/3f75dc1e-b654-438f-8c3a-4c9577ef3ebd)
---	---

Community infrastructure levy	No
-------------------------------	----

Site access

Access for inspection	No
-----------------------	----

Will the inspector need to enter a neighbour's land or property?	No
--	----

Potential safety risks	No
------------------------	----

Appeal process

Procedure type	Written representations
Appeals near the site	No
Extra conditions	No