

Superseded

LDP Policy SC2 Justification Statement

Policy SC2 Justification – Loss of Community Facility (Former Dental Surgery) 82 Church Road, Seven Sisters

The former dental surgery at 82 Church Road has not operated as a dental practice for several years. The previous operator ceased trading due to personal circumstances (retirement/relocation), and the premises have remained vacant since that time.

The following points demonstrate that the former D1 use is **no longer viable** and is **surplus to requirements**, in accordance with Policy SC2:

1. **Cessation of Use** The dental surgery has been closed for an extended period and has not been used for any community or clinical purpose since closure.
2. **Lack of Demand / Viability** No dental operator has expressed interest in re-opening the premises. The building is small, outdated for modern clinical standards, and would require significant investment to meet current NHS and private dental compliance requirements.
3. **Alternative Provision Exists** The wider Neath Port Talbot area is served by multiple modern dental practices within reasonable travel distance, meaning the loss of this small, outdated facility does not create a gap in provision.
4. **Unsuitability of the Building for Modern D1 Use** The internal layout, access, and infrastructure are not suitable for contemporary dental practice requirements (decontamination rooms, disabled access, clinical ventilation, etc.). Conversion back to residential use is the most appropriate and sustainable use of the building.
5. **Long-Term Vacancy** The prolonged vacancy demonstrates that the community facility is no longer required and that continued D1 use is not realistic or viable.

For these reasons, the proposal complies with **Policy SC2**, as the former community facility is both **surplus to requirements** and **no longer viable**.